



# County of San Diego

GARY W. ERBECK  
DIRECTOR

## DEPARTMENT OF ENVIRONMENTAL HEALTH LAND AND WATER QUALITY DIVISION

P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
619-338-2222/FAX 619-338-2315/1-800-253-9933

[www.sdcountry.ca.gov/deh/lwq](http://www.sdcountry.ca.gov/deh/lwq)

March 15, 2006

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

Dear Mr. Allsbrook:

VOLUNTARY ASSISTANCE PROGRAM - DEH FILE NO. H37163-045  
PROPERTY APN 535-356-01, -02, -03, -04, -05 & -09 (R7)  
EAST VILLAGE REDEVELOPMENT AREA - 200 10TH AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999), which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

Please be advised that this letter does not relieve you of any liability under the California Health & Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified hazardous waste on the Property is discovered which may affect public health, safety and/or water quality, then additional property investigation and/or remediation may be required. Changes in the proposed land use may require reassessment of the Property to determine if the revised land use could result in a risk to public health.

Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.

*"Environmental and public health through leadership, partnership and science"*

Mr. David Allsbrook

- 2 -

March 15, 2006

Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,



GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:kd

Enclosure

cc: Regional Water Quality Control Board  
Christopher S. Spengler – Environmental Business Solutions  
Richard G. Oppen – Oppen & Varco, LLP

# Case Closure Summary Voluntary Assistance Program

## I. AGENCY INFORMATION

DATE: March 15, 2006

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

## II. CASE INFORMATION

Case No. H37163-045	RWQCB Case No. -- NA
Site Name: East Village Redevelopment Area (EVRDA) APN 535-356-01, -02, -03, -04, -05 & -09 (R7)	Site Address: 200 10th Av, San Diego, CA 92101
<u>Property Owner &amp; Responsible Party</u>	<u>Address</u>
<u>Phone Number</u>	
Redevelopment Agency of the City of San Diego Attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101
	(619) 533-7112
Type of Case: Site Designation Program	
Agency Notification of DEH Oversight: DTSC -- 8/13/1998 RWQCB -- 8/13/1998	

## III. SITE CHARACTERIZATION AND/OR INFORMATION

Purpose of Investigation: To identify releases of hazardous substances to the subsurface.		Substances Investigated: Petroleum Hydrocarbons, Lead, & PAHs	
Site Characterization Complete? Yes 11/06/2003			
Monitoring Wells Installed? Yes	Total Number: 6	Proper Screened Interval? Yes	Number of Decommissioned Wells: 6
Range of Groundwater Levels on the Site? 12- 20 feet below grade (estimate)		Groundwater Flow Direction: Southwest (estimate)	
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1			
Are Drinking Water Wells Affected? No		RWQCB Basin Number: 908.21- Lindbergh Hydrologic Sub Area	
Is Surface Water Affected? No		Nearest Surface Water Name: San Diego Bay (>2000 feet)	
Off-Site Beneficial Use Impacts (addresses/locations): None Identified			
<b>TREATMENT AND DISPOSAL OF AFFECTED MATERIAL</b>			
<u>Material</u>	<u>Amount (Include Units)</u>	<u>Action (Disposal)</u>	<u>Date</u>
Soil	950 cubic yards	Copper Mountain, AZ	4/21/2003
Soil	1150 cubic yards	Otay Landfill, San Diego, CA	1/09/2003
Soil	970 cubic yards	Otay Landfill, San Diego, CA	8/16/2004
Soil	4300 cubic yards	Otay Landfill, San Diego, CA	11/5/2003

# **Case Closure Summary** **Voluntary Assistance Program**

## **III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)**

H37163-045

### **MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS**

#### **MAXIMUM**

#### **REMAINING**

#### **VAPOR**

Benzene	< 1 ug/l	< 1 ug/l
Toluene	< 1 ug/l	< 1 ug/l
Ethyl benzene	< 1 ug/l	< 1 ug/l
Xylene (Individual isomers or total)	< 1 ug/l	< 1 ug/l

#### **SOIL**

POLYNUCLEAR AROMATIC HYDROCARBONS (PAHS)	= 3003 mg/kg	= 0.082 mg/kg
Gasoline	= 8000 mg/kg	8000 mg/kg
Diesel	= 1300 mg/kg	1300 mg/kg
Lead	= 7667 mg/kg	= 0.64 mg/kg
VOCs	= 0.213 mg/kg	NA*

#### **WATER**

Gasoline	= 110000 ug/l	= 110000 ug/l
Diesel	= 3400 ug/l	= 3400 ug/l
Benzene	= 2400 ug/l	= 2400 ug/l
Toluene	= 1700 ug/l	= 1700 ug/l
Ethyl benzene	= 1600 ug/l	= 1600 ug/l
Xylene (Individual isomers or total)	= 7200 ug/l	= 7200 ug/l
Methyl-tert-butyl ether (MTBE)	< 2000 ug/l	< 2000 ug/l
tert-Butyl Alcohol (TBA)	< 50 ug/l	< 50 ug/l
Ethyl-tert-butyl ether (ETBE)	< 10 ug/l	< 10 ug/l
di-Isopropyl ether (DIPE)	= 37 ug/l	= 37 ug/l
1,2,4-Trimethylbenzene	= 2800 ug/l	= 2800 ug/l
Naphthalene	= 370 ug/l	= 370 ug/l

\* Not Analyzed

#### **Comments:**

The historical land uses at this property have included sheet metal fabrication, cold storage, warehousing, vehicle storage, and carpentry. Environmental investigations conducted since 1998, and prior to property demolition, confirmed the following: elevated concentrations of petroleum hydrocarbons (gasoline) in soil and groundwater located in the northern portion of the property, artificial fill with evidence of burn ash across the property, and subsurface anomalies detected with geophysics. The existing parking structure was constructed in 2003 and 2004 and includes one floor of subsurface parking. The environmental mitigation of the property generally occurred concurrently with subsurface construction activities.

An estimated 7370 cubic yards of impacted soil was excavated and transported offsite to licensed waste disposal facilities. There was suspicion that underground tanks were located on the property, but no underground storage tanks were discovered during the environmental investigation and mitigation activities. Based on the location and on the concentration of petroleum hydrocarbons, it is likely that there was a release in the northern portion of the property. There is no evidence of lead-impacted soil or burn ash remaining on the property, however an estimated 1000 cubic yards of petroleum-impacted soil remains beneath the northern portion of the existing parking structure. The environmental consultant (Ninyo & Moore) has concluded that subsurface conditions at the property do not pose a significant risk to human health and do not pose a threat to the beneficial use of water resources in the area.




## Case Closure Summary Voluntary Assistance Program

### IV. CLOSURE

H37163-045

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes
Does corrective action protect public health for current land use? Yes
Case review based on current use as: Commercial - Parking Structure
Are there other issues DEH needs to follow up on: None Identified
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.
Should corrective action be reviewed if land use changes? Yes
List Enforcement Actions Taken: None
List Enforcement Actions Rescinded: None
Is this account up to date and current? Yes

### V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 3/13/06

### VI. RWQCB NOTIFICATION

Date Submitted to RWQCB: NA - Non-Beneficial GW	RWQCB Response: --	
RWQCB Staff Name: --	Title: --	Date: --

### VII. ADDITIONAL COMMENTS, DATA, ETC.

APN 535-356-01, -02, -03, -04, -05, & -09 is located within City Historic Block 138. The historical addresses identified with this property are 202 7 <sup>th</sup> Avenue, 256 7 <sup>th</sup> Avenue, 604 L Street, and 611 K Street. There were no known DEH permits issued to facilities formerly located at this property. There were no known unauthorized releases associated with historical operations at this property.
This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



RECEIVED

NOV 29 2004

EBS

SCS Engineers Co

## County of San Diego

GARY W. ERBECK  
DIRECTOR

### DEPARTMENT OF ENVIRONMENTAL HEALTH LAND AND WATER QUALITY DIVISION

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RICHARD HAAS  
ASSISTANT DIRECTOR

November 23, 2004

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

Dear Mr. Allsbrook:

VOLUNTARY ASSISTANCE PROGRAM - DEH FILE NO. H37163-039  
PROPERTY APN 535-125-01,-02 (FORMER PRODUCTION TOOLS PROPERTY)  
EAST VILLAGE REDEVELOPMENT AREA - 200 10TH AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999) which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

Please be advised that this letter does not relieve you of any liability under the California Health & Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified hazardous waste on the Property is discovered which may affect public health, safety and/or water quality, then additional property investigation and/or remediation may be required. Changes in the proposed land use may require reassessment of the Property to determine if the revised land use could result in a risk to public health.

Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.

*"Environmental and public health through leadership, partnership and science"*

Mr. David Allsbrook

- 2 -

November 23, 2004

Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,



GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:kd

Enclosure

cc: Regional Water Quality Control Board  
Christopher S. Spengler, Environmental Business Solutions  
Richard G. Oppen, Oppen & Varco, LLP

# **Case Closure Summary** **Voluntary Assistance Program**

## **I. AGENCY INFORMATION**

**DATE: November 3, 2004**

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

## **II. CASE INFORMATION**

Case No. H37163-039	RWQCB Case No. - NA	
Site Name: East Village Redevelopment Area (EVRDA) APN 535-125-01, 02 (Former Production Tools Property)	Site Address: 200 10th Av, San Diego, CA 92101 (refer to Section VII. to review historical addresses for the property)	
Property Owner & Responsible Party	Address	Phone Number
Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101	(619) 533-7112
Type of Case: Site Designation Program		
Agency Notification of DEH Oversight:	DTSC - 8/13/1998	RWQCB - 8/13/1998

## **III. SITE CHARACTERIZATION AND/OR INFORMATION**

Purpose of Investigation: To identify releases of hazardous substances to the subsurface.		Substances Investigated: lead, petroleum hydrocarbons	
Site Characterization Complete? Yes 3/14/2003			
Monitoring Wells Installed? No	Total Number: 0	Proper Screened Interval? NA	Number of Decommissioned Wells: 0
Range of Groundwater Levels on the Site? 34 feet below grade (estimate)		Groundwater Flow Direction: Southwest (estimate)	
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1			
Are Drinking Water Wells Affected? No		RWQCB Basin Number: 908.21- Lindbergh Hydrologic Sub Area	
Is Surface Water Affected? No		Nearest Surface Water Name: San Diego Bay	
Off-Site Beneficial Use Impacts (addresses/locations): None Identified			
<b>TREATMENT AND DISPOSAL OF AFFECTED MATERIAL</b>			
Material	Amount (Include Units)	Action (Treatment or Disposal)	Date
Soil	486 cubic yards	Copper Mountain, AZ	3/13/2003
Soil	377 cubic yards	Otay Landfill, San Diego, CA	3/11/2003

**Case Closure Summary**  
**Voluntary Assistance Program**

**III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)**

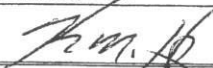
H37163-039

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS	MAXIMUM	REMAINING
<b>SOIL</b>		
VOCs	0.043 mg/kg	< 0.01 mg/kg
TPH Extended	24790 mg/kg	< 5.0 mg/kg
Lead (STLC)	39.4 mg/l	not analyzed
Lead	600 mg/kg	18.2 mg/kg
PAHs	16.939 mg/kg	<0.5 mg/kg
<b>Comments:</b>  The historical land uses at this corner property (10 <sup>th</sup> & Island Avenues) included a printing shop, a chemical company, a tool company and warehousing. Features of environmental concern at the property that were investigated and mitigated included three former USTs (removed 12/16/1998), a surface petroleum release (diesel), macadam pavement, and burn-ash/lead-bearing soil. Property mitigation, which entailed excavation and offsite disposal management, occurred between December 2002 and March 2003. All known hazardous substances were removed from the property. The eastern portion of the property is currently developed as a multi-story parking lot while a retail (first floor)/residential structure will be built (slab on-grade) along the northern and western portions of the property. The environmental consultant (EBS) has concluded that subsurface conditions at the property do not pose a significant risk to human health and do not pose a threat to the beneficial use of water resources in the area.		

**IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes
Does corrective action protect public health for current land use? Yes
Case review based on current/proposed use as: Parking Structure and Residential Complex
Are there other issues DEH needs to follow up on: None Identified
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.
Should corrective action be reviewed if land use changes? Yes
List Enforcement Actions Taken: None
List Enforcement Actions Rescinded: None
Is this account up to date and current? Yes

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 11/22/2004

**VI. RWQCB NOTIFICATION**

Date Submitted to RWQCB: NA – Non-Beneficial GW	RWQCB Response:
RWQCB Staff Name:	Title: <span style="float: right;">Date:</span>

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

APN 535-125-01,-02 is located within Historic Block 108. Former addresses attributed to the property include: 469 10 <sup>th</sup> Avenue and 1025 Island Avenue. A DEH hazardous materials permit (H38196) was issued for the removal of three (3) USTs on 12/16/1998. No release of hazardous substances was observed during the UST removals.
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This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



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NOV 29 2004

EBS

County of San Diego SCS Engineers Co

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
LAND AND WATER QUALITY DIVISION

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[www.sdcounty.ca.gov/deh/lwq](http://www.sdcounty.ca.gov/deh/lwq)

RICHARD HAAS  
ASSISTANT DIRECTOR

November 23, 2004

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

Dear Mr. Allsbrook:

VOLUNTARY ASSISTANCE PROGRAM - DEH FILE NO. H37163-007  
PROPERTY APN 535-125-03 (FORMER DONEV PROPERTY)  
EAST VILLAGE REDEVELOPMENT AREA - 200 10TH AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999) which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

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Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.

*"Environmental and public health through leadership, partnership and science"*

Mr. David Allsbrook

- 2 -

November 23, 2004

Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,



GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:kd

Enclosure

cc: John Anderson, Regional Water Quality Control Board  
Christopher S. Spengler, Environmental Business Solutions  
Richard G. Oppen, Oppen & Varco, LLP

# **Case Closure Summary** **Voluntary Assistance Program**

## **I. AGENCY INFORMATION**

**DATE: November 10, 2004**

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

## **II. CASE INFORMATION**

Case No. H37163-007	RWQCB Case No. – NA	
Site Name: East Village Redevelopment Area (EVRDA) APN 535-125-03 (Former Donev Property)	Site Address: 200 10th Av, San Diego, CA 92101 (refer to Section VII. to review historical address for the property)	
Property Owner & Responsible Party	Address	Phone Number
Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101	(619) 533-7112
Type of Case: Site Designation Program		
Agency Notification of DEH Oversight:	DTSC – 8/13/1998	RWQCB – 8/13/1998

## **III. SITE CHARACTERIZATION AND/OR INFORMATION**

Purpose of Investigation: To identify releases of hazardous substances to the subsurface.		Substances Investigated: lead, petroleum hydrocarbons	
Site Characterization Complete? Yes 1/15/2003			
Monitoring Wells Installed? Yes	Total Number: 4	Proper Screened Interval? Yes	Number of Decommissioned Wells: 4
Range of Groundwater Levels on the Site? 31.84 to 33.6 feet below grade		Groundwater Flow Direction: Southwest	
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1			
Are Drinking Water Wells Affected? No		RWQCB Basin Number: 908.21- Lindbergh Hydrologic Sub Area	
Is Surface Water Affected? No		Nearest Surface Water Name: San Diego Bay	
Off-Site Beneficial Use Impacts (addresses/locations): None Identified			
<b>TREATMENT AND DISPOSAL OF AFFECTED MATERIAL</b>			
Material	Amount (Include Units)	Action (Treatment or Disposal)	Date
Soil	80 cubic yards	Copper Mountain, AZ	3/13/2003
Soil	80 cubic yards	Otay Landfill, San Diego, CA	3/11/2003



# **Case Closure Summary** **Voluntary Assistance Program**

## **III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)**

H37163-007

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS		
	MAXIMUM	REMAINING
<b>SOIL</b>		
Gasoline	20436 mg/kg	20436 mg/kg
Diesel	< 10 mg/kg	< 10 mg/kg
Benzene	< 100 mg/kg	4.864 mg/kg
Toluene	480 mg/kg	220 mg/kg
Ethyl benzene	428 mg/kg	140 mg/kg
Xylene (individual isomers or total)	2310 mg/kg	960 mg/kg
Methyl-tert-butyl ether (MTBE)	0.286 mg/kg	0.286 mg/kg
Lead (XRF)	1200 mg/kg	49.8 mg/kg
Lead (6010)	130 mg/kg	2.82 mg/kg
Lead (organic lead)	15.9 mg/kg	15.9 mg/kg
Lead (STLC)	13.8 mg/kg	not analyzed
VOCs	3218 mg/kg	1230 mg/kg
<b>WATER</b>		
Gasoline	360606 ug/l	254764 ug/l
Benzene	23565 ug/l	12258 ug/l
Toluene	66772 ug/l	52563 ug/l
Ethyl benzene	28214 ug/l	6843 ug/l
Xylene (individual isomers or total)	85745 ug/l	39337 ug/l
Methyl-tert-butyl ether (MTBE)	< 2000 ug/l	< 2000 ug/l
<b>VAPOR</b>		
TPH gas	1200 ug/l	1200 ug/l
MTBE	<40 ug/l	<40 ug/l
Benzene	5.4 ug/l	5.4 ug/l
Toluene	150 ug/l	150 ug/l
Ethylbenzene	26 ug/l	26 ug/l
Xylene	140 ug/l	140 ug/l
<b>Comments:</b> The historical land uses at this property included a horse livery, an oil company, and a produce market. Features of environmental concern at the property that were investigated and mitigated included a gasoline release from a historic UST (removed 1/06/1998) and burn-ash/lead-bearing soil. Partial mitigation of the gasoline release initially occurred from January 1998 to April 1998 and additional mitigation of the gasoline release and the burn-ash/lead-bearing soil occurred between January 2003 and April 2003. All known hazardous substances were excavated from within the proposed construction envelope of the property and transported offsite for disposal management. The quantity of residual hydrocarbon-bearing (gasoline) soil within the property boundaries is 250 to 300 cubic yards and an estimated 100 to 150 cubic yards offsite to the west (beneath 10 <sup>th</sup> Avenue). The eastern portion (30%) of the property is currently developed as a multi-story parking lot while a retail (first floor)/residential structure will be built (slab on-grade) along the western portion (70%) of the property. The environmental consultant (EBS) has concluded that subsurface conditions at the property do not pose a significant risk to human health and do not pose a threat to the beneficial use of water resources in the area.		

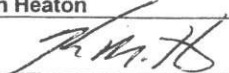
## **IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes
Does corrective action protect public health for current land use? Yes
Case review based on current/proposed use as: Parking Structure and Retail/Residential Complex (slab on-grade)
Are there other issues DEH needs to follow up on: None Identified
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.
Should corrective action be reviewed if land use changes? Yes
List Enforcement Actions Taken: None
List Enforcement Actions Rescinded: None
Is this account up to date and current? Yes

**Case Closure Summary**  
**Voluntary Assistance Program**

**V. LOCAL AGENCY REPRESENTATIVE DATA**

**H37163-007**

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 11/22/2008

**VI. RWQCB NOTIFICATION**

Date Submitted to RWQCB: NA – Non-Beneficial GW	RWQCB Response:	
RWQCB Staff Name:	Title:	Date:

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

APN 535-125-03 is located within Historic Block 108. The former address attributed to the property is 441 10<sup>th</sup> Avenue. A DEH hazardous materials permit (H37569) was issued for the removal of one (1) gasoline UST on 1/06/1998. DEH determined that gasoline from this former UST had contaminated soil and groundwater in the immediate vicinity – DEH File No. H37569-001 was established to complete the investigation and mitigation of this release. By letter, dated June 23, 1998, DEH issued the responsible party a closure letter (no further action required) for this release.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



# County of San Diego

GARY W. ERBECK  
DIRECTOR

## DEPARTMENT OF ENVIRONMENTAL HEALTH LAND AND WATER QUALITY DIVISION

5201 RUFFIN ROAD, SUITE C, SAN DIEGO, CA 92123  
619-338-2222/FAX 858-694-3105/1-800-253-9933

[www.sdcounty.ca.gov/deh/lwq](http://www.sdcounty.ca.gov/deh/lwq)

RICHARD HAAS  
ASSISTANT DIRECTOR

March 18, 2005

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

# RECEIVED

MAR 22 2005

EBB  
SCS Engineers Co

Dear Mr. Allsbrook:

VOLUNTARY ASSISTANCE PROGRAM - DEH FILE NO. H37163-021  
PROPERTY APN 535-125-05 (FORMER DOS AMIGOS PROPERTY)  
EAST VILLAGE REDEVELOPMENT AREA - 200 10TH AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999) which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

Please be advised that this letter does not relieve you of any liability under the California Health & Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified hazardous waste on the Property is discovered which may affect public health, safety and/or water quality, then additional property investigation and/or remediation may be required. Changes in the proposed land use may require reassessment of the Property to determine if the revised land use could result in a risk to public health.

Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.

*"Environmental and public health through leadership, partnership and science"*

March 18, 2005

Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. McCandless', with a long horizontal flourish extending to the right.

GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:kd

Enclosure

cc: John Anderson, Regional Water Quality Control Board  
Christopher S. Spengler, Environmental Business Solutions  
Richard G. Opper, Opper & Varco, LLP

## Case Closure Summary Voluntary Assistance Program

### I. AGENCY INFORMATION

DATE: March 11, 2005

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222      FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

### II. CASE INFORMATION

Case No. H37163-021	RWQCB Case No. - NA
Site Name: East Village Redevelopment Area (EVRDA) APN 535-125-05 (Former Dos Amigos Property)	Site Address: 200 10th Av, San Diego, CA 92101
<b>Property Owner &amp; Responsible Party</b>	<b>Address</b>
<b>Phone Number</b>	
Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101  (619) 533-7112
Type of Case: Site Designation Program	
Agency Notification of DEH Oversight:	DTSC - 8/13/1998      RWQCB - 8/13/1998

### III. SITE CHARACTERIZATION AND/OR INFORMATION

Purpose of Investigation: To identify releases of hazardous substances to the subsurface.	Substances Investigated: Gasoline, heavy metals, & hydraulic oil
Site Characterization Complete? Yes      2/20/2003	
Monitoring Wells Installed? No	Total Number: 0      Proper Screened Interval? NA      Number of Decommissioned Wells: 0
Range of Groundwater Levels on the Site? 32-33 feet below grade (estimate)	Groundwater Flow Direction: Southwest (estimate)
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1	
Are Drinking Water Wells Affected? No	RWQCB Basin Number: 908.21- Lindbergh Hydrologic Sub Area
Is Surface Water Affected? No	Nearest Surface Water Name: San Diego Bay (>2000 feet)
Off-Site Beneficial Use Impacts (addresses/locations): None Identified	
<b>TREATMENT AND DISPOSAL OF AFFECTED MATERIAL</b>	
<b>Material</b>	<b>Amount (Include Units)</b>
<b>Action (Disposal)</b>	<b>Date</b>
Soil	150 cubic yards
Soil	54 cubic yards
Tank	1 (550 gallons)
Copper Mountain, AZ	1/14/2003
Otay Landfill, San Diego, CA	1/14/2003
Recycled at Pacific Steel, National City, CA	12/13/2002

# Case Closure Summary

## Voluntary Assistance Program

### III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)

H37163-021

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS		
	MAXIMUM	REMAINING
<u>VAPOR</u>		
Benzene	= 0.2 ug/l	= 0.12 ug/l
<u>SOIL</u>		
Gasoline	= 12300 mg/kg	= 12300 mg/kg
TPH Extended	< 10 mg/kg	< 10 mg/kg
TRPH	= 1411 mg/kg	= mg/kg
Lead	= 3337.65 mg/kg	= 13.8 mg/kg
PAHs	= 0.38 mg/kg	< 0.05 mg/kg
VOCs	= 87.2 mg/kg	= 87.2 mg/kg
<u>WATER</u>		
Gasoline	= 31600 ug/l	= 31600 ug/l
Benzene	= 3600 ug/l	= 3600 ug/l
Toluene	= 5000 ug/l	= 5000 ug/l
Ethyl benzene	= 510 ug/l	= 510 ug/l
Xylene (individual isomers or total)	= 7800 ug/l	= 7800 ug/l
Methyl-tert-butyl ether (MTBE)	< 100 ug/l	< 100 ug/l
VOCs	= 20800 ug/l	= 20800 ug/l
Comments:		
<p>The historical land uses at this property included residential, food products warehouse operations, and a chemical company. Prior to property demolition, environmental investigations confirmed a hydrocarbon release at the former hydraulic loading dock. There were no other areas of known or suspected environmental concern. Subsequent to property demolition activities in November 2002, evidence of burn ash and lead-impacted surface soil was observed and confirmed across the property. In addition, a 550-gallon UST was encountered and removed under DEH permit on December 13, 2002 – refer to DEH File No. H71103-001 for a description of associated environmental actions. An estimated 204 cubic yards of impacted soil was excavated and transported offsite to licensed hazardous waste disposal facilities. There remains no evidence of lead-impacted soil or burn ash remaining on the property. An estimated 225 cubic yards of hydrocarbon-impacted soil remain beneath the former UST removed in December 2002. The environmental consultant (EBS) has concluded that subsurface conditions at the property do not pose a significant risk to human health and do not pose a threat to the beneficial use of water resources in the area.</p>		

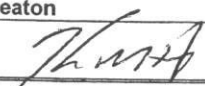
### IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes
Does corrective action protect public health for current land use? Yes
Case review based on current/proposed use as: Commercial - Parking Structure
Are there other issues DEH needs to follow up on: None Identified
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.
Should corrective action be reviewed if land use changes? Yes
List Enforcement Actions Taken: None
List Enforcement Actions Rescinded: None
Is this account up to date and current? Yes

**Case Closure Summary**  
**Voluntary Assistance Program**

**V. LOCAL AGENCY REPRESENTATIVE DATA**

H37163-021

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 3/17/2005

**VI. RWQCB NOTIFICATION**

Date Submitted to RWQCB: NA – Non-Beneficial GW	RWQCB Response: --	
RWQCB Staff Name: --	Title: --	Date: --

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

APN 535-125-05 is located within Historic Block 108. A DEH hazardous materials permit (H71103) was issued for the removal of one (1) UST on 12/13/2002. Evidence of a release of hazardous substances (gasoline) was observed during the UST removal and a LOP case (H71103-001) opened on February 5, 2003. A closure letter for H71103-001 is expected to be issued in March, 2005.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



# County of San Diego

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(619) 338-2222 FAX (619) 338-2088  
1-800-253-9933  
www.sdcdeh.org

RICHARD HAAS  
ASSISTANT DIRECTOR

March 16, 2005

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

Dos Amigos Distributors  
c/o Mr. Fred James  
Guevara, Phippard & James  
1420 Kettner Avenue, Suite 600  
San Diego, CA 92101

Dear Mr. Allsbrook and Mr. James:

UNDERGROUND STORAGE TANK (UST) PROGRAM  
UNAUTHORIZED RELEASE FILE NO. H71103-001  
405 10<sup>th</sup> AVENUE, SAN DIEGO, CA 92101 -- EAST VILLAGE REDEVELOPMENT AREA

This letter confirms completion of corrective actions associated with the underground storage tank formerly located at the above-referenced location.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the corrective actions were carried out in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code. Please contact Jim Schuck at (619) 338-2908 if you have questions regarding this matter.

Sincerely,

GARY W. ERBECK, Director  
Department of Environmental Health  
Site Assessment and Mitigation Program

GWE:JCS:kd

Enclosure

cc: Regional Water Quality Control Board  
Allan Patton, SWRCB, UST Cleanup Fund Program  
Christopher S. Spengler, EBS

**RECEIVED**

MAR 18 2005

EBS  
SCS Engineers Co

WP/H71103-001-305CLO



# Case Closure Summary

## Leaking Underground Fuel Storage Tank Program

### I. AGENCY INFORMATION

DATE: March 11, 2005

Agency Name: County Of San Diego, Dept. of Environmental Health (DEH)	Address: P.O. BOX 129261
City/State/Zip: SAN DIEGO, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
Responsible Staff Person: Jim Schuck	Title: Environmental Health Specialist

### II. CASE INFORMATION

Site Facility Name: East Village Redevelopment Area (EVRDA) LOP (535-125-05) (Former Dos Amigos Property)													
Site Facility Address: 405 10 <sup>th</sup> Avenue, San Diego, Ca 92101 APN535-125-05													
RB LUSTIS Case No: NA	Local Case No: H71103-001		LOP Case No: N/A										
URF Filing Date: 1/10/2003	SWEEPS No: N/A												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;">Responsible Parties</th> <th style="width: 40%;">Address</th> <th style="width: 25%;">Phone Number</th> </tr> </thead> <tbody> <tr> <td>Dos Amigos Distributors, Inc. c/o Fred James</td> <td>Guevara, Phippard &amp; James 1420 Kettner Blvd., Suite 600 San Diego, CA 92101</td> <td>(619) 531-0123</td> </tr> <tr> <td>Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation</td> <td>225 Broadway Avenue, Suite 1100 San Diego, CA 92101</td> <td>(619) 533-7112</td> </tr> </tbody> </table>					Responsible Parties	Address	Phone Number	Dos Amigos Distributors, Inc. c/o Fred James	Guevara, Phippard & James 1420 Kettner Blvd., Suite 600 San Diego, CA 92101	(619) 531-0123	Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101	(619) 533-7112
Responsible Parties	Address	Phone Number											
Dos Amigos Distributors, Inc. c/o Fred James	Guevara, Phippard & James 1420 Kettner Blvd., Suite 600 San Diego, CA 92101	(619) 531-0123											
Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101	(619) 533-7112											
Tank No.	Size in Gal.	Contents	Status	Date									
T001	550 Gallons	Gasoline	Closed By Removal	12/13/2002									

### III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause Release: Spill, Substance Released From UST		Substance Released: Gasoline	
Site Characterization Complete: Yes	Date Approved By Oversight Agency: 2/20/2003		
Monitoring Wells Installed? No	Number: 0	Proper Screened Interval? NA	
Highest GW Depth B.G. Surface: 32 (estimated)	Lowest Depth: 33 (estimated)	Flow Direction: Southwest (estimated)	
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1			
Are Drinking Water Wells Affected? No	Aquifer Name: 908.21-Lindbergh Hydrologic Sub Area		
Is Surface Water Affected? No	Nearest SW Name: San Diego Bay (>2000 feet)		
Off-Site Beneficial Use Impacts (addresses/locations): NA			
Report(s) on file? Yes	Where Is Report(s) Filed? County Of San Diego, Environmental Health		
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material Tank(s)	Amount (Include Units) 1 NA	Action (Treatment or Disposal) Recycled	Date 12/13/2002

# Case Closure Summary

## Leaking Underground Fuel Storage Tank Program

### III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

H71103-001

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS		
	MAXIMUM	REMAINING
<b><u>VAPOR</u></b>		
Benzene	= 0.2 ug/l	= 0.2 ug/l
<b><u>SOIL</u></b>		
Gasoline	= 12300 mg/kg	= 12300 mg/kg
Benzene	< 0.1 mg/kg	< 0.1 mg/kg
Toluene	< 0.1 mg/kg	< 0.1 mg/kg
Ethyl benzene	= 3.3 mg/kg	= 3.3 mg/kg
Xylene (individual isomers or total)	= 16.9 mg/kg	= 16.9 mg/kg
VOCs	= 87.2 mg/kg	= 87.2 mg/kg
<b><u>WATER</u></b>		
Gasoline	= 34600 ug/l	= 34600 ug/l
Benzene	= 3600 ug/l	= 3600 ug/l
Toluene	= 5000 ug/l	= 5000 ug/l
Ethyl benzene	= 510 ug/l	= 510 ug/l
Xylene (individual isomers or total)	= 7800 ug/l	= 7800 ug/l
VOCs	= 20800 ug/l	= 20800 ug/l

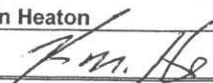
**Comments:**

During demolition activities in advance of property redevelopment, an abandoned UST was encountered under a sidewalk along the southern border of the property. This 550-gallon UST was removed under DEH permit on December 13, 2002. Subsequent subsurface investigation work indicated the UST formerly contained gasoline and that an unauthorized release to the subsurface had occurred. There is an estimated 225 cubic yards of petroleum-impacted soil remaining in the subsurface. The petroleum release from the UST impacted groundwater at an estimated depth of 30 feet below grade. Subsequent investigation determined that free-product was not present and extent of the petroleum impact to groundwater was likely limited to an area beneath the J Street right-of-way. EBS, the environmental consultant, has concluded that the residual petroleum impacts from the unauthorized release do not pose a significant risk to human health and do not pose a threat to the known beneficial uses of water resources in the area.

### IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Yes Case oversight completed based upon the following site use: Commercial – Parking Structure		
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.		
Should corrective action be reviewed if land use changes? Yes		
Monitoring Wells Decommissioned: No	Number Decommissioned: 0	Number Retained: 0
List Actions Taken: None		
List Enforcement Actions Rescinded: None		

### V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 3/14/2005

**Case Closure Summary**  
Leaking Underground Fuel Storage Tank Program

**VI. RWQCB NOTIFICATION**

**H71103-001**

Date Submitted to RB: NA – Nonbeneficial Use Groundwater Basin		RB Response:	
RWQCB Staff Name:		Title:	Date:

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

The site investigation and mitigation presented in this Case Closure Summary is specific to the petroleum release associated with the former UST located on 535-125-05. During the same time period, the entire property (APN 535-125-05) was investigated and mitigated for other constituents of concern by CCDC for the Ballpark redevelopment – this effort was regulated by DEH under File No. H37163-021.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



# County of San Diego

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
LAND AND WATER QUALITY DIVISION

5201 RUFFIN ROAD, SUITE C, SAN DIEGO, CA 92123  
619-338-2222/FAX 858-694-3105/1-800-253-9933

[www.sdcountry.ca.gov/deh/lwq](http://www.sdcountry.ca.gov/deh/lwq)

RICHARD HAAS  
ASSISTANT DIRECTOR

July 22, 2005

RECEIVED

JUL 27 2005

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

EDS  
SCS Engineers Co

Dear Mr. Allsbrook:

VOLUNTARY ASSISTANCE PROGRAM - DEH FILE NO. H37163-041  
PROPERTY APN 535-125-07 (BALDAUF TRUST PROPERTY)  
EAST VILLAGE REDEVELOPMENT AREA - 200 10TH AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999) which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

Please be advised that this letter does not relieve you of any liability under the California Health & Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified hazardous waste on the Property is discovered which may affect public health, safety and/or water quality, then additional property investigation and/or remediation may be required. Changes in the proposed land use may require reassessment of the Property to determine if the revised land use could result in a risk to public health.

Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.

July 22, 2005

Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. McCandleless', with a long horizontal flourish extending to the right.

GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:kd

Enclosure

cc: Regional Water Quality Control Board  
Mr. Christopher S. Spengler – Environmental Business Solutions  
Mr. Richard G. Oppen – Oppen & Varco, LLP

## Case Closure Summary

### Voluntary Assistance Program

#### I. AGENCY INFORMATION

DATE: July 20, 2005

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222      FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

#### II. CASE INFORMATION

Case No. H37163-041	RWQCB Case No. – NA
Site Name: East Village Redevelopment Area (EVRDA) APN 535-125-07 (Baldauf Trust Property)	Site Address: 200 10th Av, San Diego, CA 92101
<b>Property Owner &amp; Responsible Party</b>	<b>Address</b>
<b>Phone Number</b>	
Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101  (619) 533-7112
Type of Case: Site Designation Program	
Agency Notification of DEH Oversight:	DTSC – 8/13/1998      RWQCB – 8/13/1998

#### III. SITE CHARACTERIZATION AND/OR INFORMATION

Purpose of Investigation: To identify releases of hazardous substances to the subsurface.	Substances Investigated: TPH Extended, Lead, & PAHs
Site Characterization Complete? Yes      2/20/2003	
Monitoring Wells Installed? No	Total Number: 0
Proper Screened Interval? NA	Number of Decommissioned Wells: 0
Range of Groundwater Levels on the Site? 35 to 36 feet below grade (estimate)	Groundwater Flow Direction: Southwest (estimate)
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1	
Are Drinking Water Wells Affected? No	RWQCB Basin Number: 908.21- Lindbergh Hydrologic Sub Area
Is Surface Water Affected? No	Nearest Surface Water Name: San Diego Bay (>2000 feet)
Off-Site Beneficial Use Impacts (addresses/locations): None Identified	
<b>TREATMENT AND DISPOSAL OF AFFECTED MATERIAL</b>	
<b>Material</b>	<b>Amount (Include Units)</b>
<b>Action (Disposal)</b>	<b>Date</b>
Soil	252 cubic yards
Soil	66 cubic yards
Copper Mountain, AZ	1/10/2003
Otay Landfill, San Diego, CA	1/10/2003

**Case Closure Summary**  
**Voluntary Assistance Program**

**III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)**

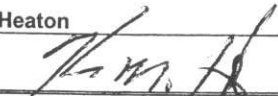
H37163-041

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS	MAXIMUM	REMAINING
<b>SOIL</b>		
TPH Extended	= 509 mg/kg	< 5 mg/kg
Lead	= 1850 mg/kg	= 11.8 mg/kg
PAHs	= 0.276 mg/kg	< 0.05 mg/kg
VOCs	< 0.01 mg/kg	< 0.005 mg/kg
<p><b>Comments:</b> A wood-framed, slab-on-grade structure occupied the entire property. Documented historical uses of this property included a company named National Lead Company (1942 to 1947) and a commercial printer named Federal Printing Company (1959 to 1997). Prior to property demolition, subsurface investigations confirmed the presence of burn ash, elevated lead concentrations, and petroleum hydrocarbons (&gt;C16). There were no other areas of known or suspected environmental concern. Subsequent to property demolition activities in October 2002, an estimated 318 cubic yards of impacted soil was excavated and transported offsite to licensed waste disposal facilities. There was no evidence to suggest the potential for groundwater impact beneath the property. There remains no evidence of lead-impacted soil, burn ash, or petroleum hydrocarbons remaining on the property. The environmental consultant (EBS) has concluded that subsurface conditions at the property do not pose a significant risk to human health and do not pose a threat to the beneficial use of water resources in the area.</p>		

**IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes
Does corrective action protect public health for current land use? Yes <div style="text-align: center;">Case review based on current/proposed use as: Commercial - Parking Structure</div>
Are there other issues DEH needs to follow up on: None Identified
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.
Should corrective action be reviewed if land use changes? Yes
List Enforcement Actions Taken: None
List Enforcement Actions Rescinded: None
Is this account up to date and current? Yes

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 7/20/2005

**VI. RWQCB NOTIFICATION**

Date Submitted to RWQCB: NA – Non-Beneficial GW	RWQCB Response: --
RWQCB Staff Name: --	Title: -- Date: --

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

APN 535-125-07 is located within Historic Block 108. The historical address identified for this property is 436 11 <sup>th</sup> Avenue, San Diego. This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.
---





# County of San Diego

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
LAND AND WATER QUALITY DIVISION

5201 RUFFIN ROAD, SUITE C, SAN DIEGO, CA 92123  
619-338-2222/FAX 858-694-3105/1-800-253-9933

[www.sdcounty.ca.gov/deh/lwq](http://www.sdcounty.ca.gov/deh/lwq)

RICHARD HAAS  
ASSISTANT DIRECTOR

February 1, 2005

RECEIVED

FEB 03 2005

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

SCS Engineers Co

Dear Mr. Allsbrook:

VOLUNTARY ASSISTANCE PROGRAM - DEH FILE NO. H37163-011  
PROPERTY APN 535-125-08 (FORMER BUSS PROPERTY)  
EAST VILLAGE REDEVELOPMENT AREA - 200 10TH AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999) which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

Please be advised that this letter does not relieve you of any liability under the California Health & Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified hazardous waste on the Property is discovered which may affect public health, safety and/or water quality, then additional property investigation and/or remediation may be required. Changes in the proposed land use may require reassessment of the Property to determine if the revised land use could result in a risk to public health.

Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.

*"Environmental and public health through leadership, partnership and science"*



Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,

A handwritten signature in black ink, appearing to read "George McCandless", written in a cursive style.

GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:kd

Enclosure

cc: Regional Water Quality Control Board  
Mr. Christopher S. Spengler, Environmental Business Solutions  
Mr. Richard G. Oppen, Oppen & Varco LLP

# Case Closure Summary

## Voluntary Assistance Program

### I. AGENCY INFORMATION

DATE: January 28, 2005

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222      FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

### II. CASE INFORMATION

Case No. H37163-011	RWQCB Case No. - NA
Site Name: East Village Redevelopment Area (EVRDA) APN 535-125-08 (Former Buss Property)	Site Address: 200 10th Av, San Diego, CA 92101
<b>Property Owner &amp; Responsible Party</b>	<b>Address</b>
<b>Phone Number</b>	
Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101  (619) 533-7112
Type of Case: Site Designation Program	
Agency Notification of DEH Oversight:      DTSC - 8/13/1998      RWQCB - 8/13/1998	

### III. SITE CHARACTERIZATION AND/OR INFORMATION

Purpose of Investigation: To identify releases of hazardous substances to the subsurface.	Substances Investigated: lead & PNAs
Site Characterization Complete?    Yes      9/14/2002	
Monitoring Wells Installed? No	Total Number: 0      Proper Screened Interval? NA      Number of Decommissioned Wells: 0
Range of Groundwater Levels on the Site? 34 to 40 feet below grade (estimate)      Groundwater Flow Direction: Southwest (estimate)	
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1	
Are Drinking Water Wells Affected? No	RWQCB Basin Number: 908.21- Lindbergh Hydrologic Sub Area
Is Surface Water Affected? No	Nearest Surface Water Name: San Diego Bay (>2000 feet)
Off-Site Beneficial Use Impacts (addresses/locations): None Identified	
<b>TREATMENT AND DISPOSAL OF AFFECTED MATERIAL</b>	
<b>Material</b>	<b>Amount (Include Units)</b>
<b>Action (Disposal)</b>	<b>Dates</b>
Soil	740.44 tons
Soil	20.84 tons
Copper Mountain, AZ	9/ 2002 & 11/2002
U.S. Ecology, Beatty, NV	9/2002

**Case Closure Summary**  
**Voluntary Assistance Program**

**III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)**

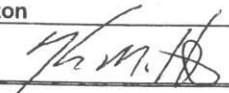
H37163-011

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS	MAXIMUM	REMAINING
<b>SOIL</b>		
TPH (C6 to C40)	<10 mg/kg	< 10.0 mg/kg
Lead (TCLP)	23.0 mg/l	not analyzed
Lead	1200 mg/kg	4.86 mg/kg
PNAs	<0.05 mg/kg	<0.05 mg/kg
<b>Comments:</b>  The historical land uses at this property included warehouse operations associated with an oil company, a dairy company, and an instrument supply company. A 6000 gallon underground storage tank (gasoline) was installed onsite in 1959 and removed under DEH permit on December 16, 1998. Burn-ash/lead-bearing soil was discovered upon the demolition of the property structures and surface pavement. Mitigation of the burn-ash/lead-bearing soil occurred between August 2002 and November 2002. A weighed total of 761.28 tons of impacted soil was excavated and transported offsite to licensed hazardous waste disposal facilities. All known hazardous substances were removed from the property. The environmental consultant (EBS) has concluded that subsurface conditions at the property do not pose a significant risk to human health and do not pose a threat to the beneficial use of water resources in the area.		

**IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes
Does corrective action protect public health for current land use? Yes
Case review based on current/proposed use as: Parking Structure
Are there other issues DEH needs to follow up on: None Identified
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.
Should corrective action be reviewed if land use changes? Yes
List Enforcement Actions Taken: None
List Enforcement Actions Rescinded: None
Is this account up to date and current? Yes

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 1/28/2005

**VI. RWQCB NOTIFICATION**

Date Submitted to RWQCB: NA - Non-Beneficial GW	RWQCB Response: --	
RWQCB Staff Name: --	Title: --	Date: --

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

APN 535-125-08 is located within Historic Block 108. A DEH hazardous materials permit (H38198) was issued for the removal of one (1) UST on 12/16/1998. No release of hazardous substances was observed during the UST removal.
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This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



# County of San Diego

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
LAND AND WATER QUALITY DIVISION  
5201 RUFFIN ROAD, SUITE C, SAN DIEGO, CA 92123  
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[www.sdcounty.ca.gov/deh/lwq](http://www.sdcounty.ca.gov/deh/lwq)

RICHARD HAAS  
ASSISTANT DIRECTOR

July 22, 2005

RECEIVED

JUL 27 2005

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

EES  
SCS Engineers Co

Dear Mr. Allsbrook:

VOLUNTARY ASSISTANCE PROGRAM - DEH FILE NO. H37163-042  
PROPERTY APN 535-125-12 (CCDC LOT)  
EAST VILLAGE REDEVELOPMENT AREA - 200 10TH AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999) which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

Please be advised that this letter does not relieve you of any liability under the California Health & Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified hazardous waste on the Property is discovered which may affect public health, safety and/or water quality, then additional property investigation and/or remediation may be required. Changes in the proposed land use may require reassessment of the Property to determine if the revised land use could result in a risk to public health.

Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.

July 22, 2005

Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,

A handwritten signature in black ink, appearing to read "G. McCandleless", with a long horizontal flourish extending to the right.

GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:kd

Enclosure

cc: Regional Water Quality Control Board  
Mr. Christopher S. Spengler – Environmental Business Solutions  
Mr. Richard G. Oppen – Oppen & Varco, LLP

# **Case Closure Summary** **Voluntary Assistance Program**

## **I. AGENCY INFORMATION**

**DATE: July 19, 2005**

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

## **II. CASE INFORMATION**

Case No. H37163-042	RWQCB Case No. - NA	
Site Name: East Village Redevelopment Area (EVRDA) APN 535-125-12 (CCDC Lot)	Site Address: 200 10th Av, San Diego, CA 92101	
<b>Property Owner &amp; Responsible Party</b>	<b>Address</b>	<b>Phone Number</b>
Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101	(619) 533-7112
Type of Case: Site Designation Program		
Agency Notification of DEH Oversight: DTSC - 8/13/1998 RWQCB - 8/13/1998		

## **III. SITE CHARACTERIZATION AND/OR INFORMATION**

Purpose of Investigation: To identify releases of hazardous substances to the subsurface.		Substances Investigated: TPH Extended, Gasoline, Lead, & PAHs	
Site Characterization Complete? Yes 1/17/2003			
Monitoring Wells Installed? Yes	Total Number: 2	Proper Screened Interval? Yes	Number of Decommissioned Wells: 2
Range of Groundwater Levels on the Site? 32.4 to 34.6 feet below grade (measured)		Groundwater Flow Direction: Southwest (estimate)	
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1			
Are Drinking Water Wells Affected? No		RWQCB Basin Number: 908.21- Lindbergh Hydrologic Sub Area	
Is Surface Water Affected? No		Nearest Surface Water Name: San Diego Bay (>2000 feet)	
Off-Site Beneficial Use Impacts (addresses/locations): None Identified			
<b>TREATMENT AND DISPOSAL OF AFFECTED MATERIAL</b>			
<b>Material</b>	<b>Amount (Include Units)</b>	<b>Action (Disposal)</b>	<b>Date</b>
Soil	252 cubic yards	Copper Mountain, AZ	1/17/2003
Soil	432 cubic yards	Otay Landfill, San Diego, CA	2/24/2003

## Case Closure Summary Voluntary Assistance Program

### III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)

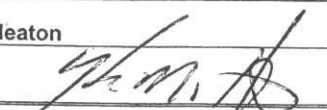
H37163-042

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS		
	MAXIMUM	REMAINING
<u>SOIL</u>		
TPH Extended	= 1500 mg/kg	< 15 mg/kg
Lead	= 20800 mg/kg	= 33.7 mg/kg
PAHs	= 4.36 mg/kg	< 0.05 mg/kg
<u>WATER</u>		
Gasoline	= 1100 ug/l	= 126 ug/l
Benzene	= 10.1 ug/l	< 1.0 ug/l
Toluene	= 9.0 ug/l	< 1.0 ug/l
Ethyl Benzene	= 2.6 ug/l	< 1.0 ug/l
Xylene	= 5.5 ug/l	< 1.0 ug/l
<p>Comments:</p> <p>The historical land uses at this property have been associated with dairy equipment, barrel storage, and equipment storage. Prior to property demolition, subsurface investigations confirmed elevated TPH gasoline concentrations in two onsite groundwater monitoring wells. There was suspicion that underground tanks were located on the property, but subsequent investigation and mitigation provided no evidence of underground tanks. After a final monitoring in March 2000, the two groundwater monitoring wells were decommissioned on September 2002. There was no identified onsite source for the gasoline in groundwater; the source of the groundwater impacts was likely offsite to the northeast of the property. There were no other areas of known or suspected environmental concern. Subsequent to property demolition activities in November 2002, evidence of burn ash and lead-impacted surface soil was observed and confirmed across the property. An estimated 684 cubic yards of impacted soil was excavated and transported offsite to licensed waste disposal facilities. There remains no evidence of lead-impacted soil or burn ash remaining on the property. The environmental consultant (EBS) has concluded that subsurface conditions at the property do not pose a significant risk to human health and do not pose a threat to the beneficial use of water resources in the area.</p>		

### IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes
Does corrective action protect public health for current land use? Yes
Case review based on current/proposed use as: Commercial - Parking Structure
Are there other issues DEH needs to follow up on: None Identified
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.
Should corrective action be reviewed if land use changes? Yes
List Enforcement Actions Taken: None
List Enforcement Actions Rescinded: None
Is this account up to date and current? Yes

### V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 7/20/2015

**Case Closure Summary**  
Voluntary Assistance Program

**VI. RWQCB NOTIFICATION**

**H37163-042**

Date Submitted to RWQCB: NA – Non-Beneficial GW	RWQCB Response: --	
RWQCB Staff Name: --	Title: --	Date: --

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

APN 535-125-12 is located within Historic Block 108. The historical address identified for this property is 432 11<sup>th</sup> Avenue and 1048 J Street, San Diego.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.





# County of San Diego

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
LAND AND WATER QUALITY DIVISION

P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
619-338-2222/FAX 619-338-2315/1-800-253-9933

[www.sdcountry.ca.gov/deh/lwq](http://www.sdcountry.ca.gov/deh/lwq)

RICHARD HAAS  
ASSISTANT DIRECTOR

## RECEIVED

NOV 17 2004

EBS  
SCS Engineers Co

November 17, 2004

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

Dear Mr. Allsbrook:

VOLUNTARY ASSISTANCE PROGRAM - DEH FILE NO. H37163-040  
PROPERTY APN 535-125-13 (FORMER NAHAVANDIAN PROPERTY)  
EAST VILLAGE REDEVELOPMENT AREA - 200 10TH AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999) which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

Please be advised that this letter does not relieve you of any liability under the California Health & Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified hazardous waste on the Property is discovered which may affect public health, safety and/or water quality, then additional property investigation and/or remediation may be required. Changes in the proposed land use may require reassessment of the Property to determine if the revised land use could result in a risk to public health.

Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.

Mr. David Allsbrook

- 2 -

November 17, 2004

Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,



GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:kd

Enclosure

cc: John Anderson, Regional Water Quality Control Board  
Mr. Christopher S. Spengler, Environmental Business Solutions  
Mr. Richard G. Opper, Opper & Varco, LLP

## Case Closure Summary Voluntary Assistance Program

### I. AGENCY INFORMATION

DATE: November 10, 2004

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

### II. CASE INFORMATION

Case No. H37163-040	RWQCB Case No. - NA	
Site Name: East Village Redevelopment Area (EVRDA) APN 535-125-13 (Former Nahavandian Property)	Site Address: 200 10th Av, San Diego, CA 92101 (refer to Section VII. to review historical addresses for the property)	
Property Owner & Responsible Party	Address	Phone Number
Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101	(619) 533-7112
Type of Case: Site Designation Program		
Agency Notification of DEH Oversight:	DTSC - 8/13/1998	RWQCB - 8/13/1998

### III. SITE CHARACTERIZATION AND/OR INFORMATION

Purpose of Investigation: To identify releases of hazardous substances to the subsurface.		Substances Investigated: lead, petroleum hydrocarbons	
Site Characterization Complete? Yes 02/28/2003			
Monitoring Wells Installed? Yes	Total Number: 1	Proper Screened Interval? Yes	Number of Decommissioned Wells: 1
Range of Groundwater Levels on the Site? 34 feet below grade (estimate)		Groundwater Flow Direction: Southwest (estimate)	
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1			
Are Drinking Water Wells Affected? No		RWQCB Basin Number: 908.21- Lindbergh Hydrologic Sub Area	
Is Surface Water Affected? No		Nearest Surface Water Name: San Diego Bay	
Off-Site Beneficial Use Impacts: None Identified			
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal)	Date
Soil	565 cubic yards	Copper Mountain, AZ	2/24/2003
Soil	93 cubic yards	Otay Landfill, San Diego, CA	2/24/2003
Soil	26 cubic yards	Fill Soil/Onsite (535-125-13)	2/24/2003

**Case Closure Summary**  
**Voluntary Assistance Program**

**III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)**

H37163-040

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS	MAXIMUM	REMAINING
<b>SOIL</b>		
TPH Extended	500 mg/kg	<10.0 mg/kg
Lead	8410 mg/kg	1.51 mg/kg
Lead (STLC)	16.2 mg/l	NA*
PAHs	1.107 mg/kg	<0.05 mg/kg

\* NA = no samples analyzed

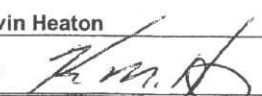
**Comments:**

The historical land uses at this property included horse livery, junkyard, parking, and cab company with vehicle maintenance. Features of environmental concern at the property that were investigated and mitigated included a Safety Kleen parts cleaner, petroleum hydrocarbons at shallow depths throughout the property, and burn ash/lead-bearing soil. Property mitigation, which entailed excavation and offsite disposal management, occurred between January 2003 and February 2003. All known hazardous substances were removed from the property. A multi-story parking lot has been developed on the eastern third of the property and a slab on-grade residential structure with retail (first floor) is being developed on the western side of the property. The environmental consultant (EBS) has concluded that subsurface conditions at the property do not pose a significant risk to human health and do not pose a threat to the beneficial use of water resources in the area.

**IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes
Does corrective action protect public health for current land use? Yes
Case review based on current/proposed use as: Parking Structure and Residential Complex (slab on-grade) with Retail on 1st Floor
Are there other issues DEH needs to follow up on: None Identified
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.
Should corrective action be reviewed if land use changes? Yes
List Enforcement Actions Taken: None
List Enforcement Actions Rescinded: None
Is this account up to date and current? Yes

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 11/16/2004

**VI. RWQCB NOTIFICATION**

Date Submitted to RWQCB: NA – Non-Beneficial GW	RWQCB Response:	
RWQCB Staff Name:	Title:	Date:

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

APN 535-125-14 is located within Historic Block 108. Former addresses attributed to the property include: 433/437 10<sup>th</sup> Avenue. Former land uses have included: horse livery, junkyard, parking, and cab company with vehicle maintenance (1991 to 2002). A DEH hazardous materials permit (H26162) was issued to the American Cab Company.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



# County of San Diego

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
LAND AND WATER QUALITY DIVISION

P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
619-338-2222/FAX 619-338-2315/1-800-253-9933  
[www.sdcounty.ca.gov/deh/lwq](http://www.sdcounty.ca.gov/deh/lwq)

RICHARD HAAS  
ASSISTANT DIRECTOR

November 15, 2004

RECEIVED

NOV 18 2004

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

LBS  
SCS Engineers Co

Dear Mr. Allsbrook:

VOLUNTARY ASSISTANCE PROGRAM - DEH FILE NO. H37163-005  
PROPERTY APN 535-125-14 (FORMER HARTUNG PROPERTY)  
EAST VILLAGE REDEVELOPMENT AREA - 200 10TH AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999) which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

Please be advised that this letter does not relieve you of any liability under the California Health & Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified hazardous waste on the Property is discovered which may affect public health, safety and/or water quality, then additional property investigation and/or remediation may be required. Changes in the proposed land use may require reassessment of the Property to determine if the revised land use could result in a risk to public health.

Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.

Mr. David Allsbrook

- 2 -

November 15, 2004

Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,

A handwritten signature in black ink, appearing to read "George McCandleless", written in a cursive style.

GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:jf

Enclosure

cc: Regional Water Quality Control Board  
Mr. Christopher S. Spengler, Environmental Business Solutions  
Mr. Richard G. Opper, Opper & Varco LLP

## Case Closure Summary Voluntary Assistance Program

### I. AGENCY INFORMATION

DATE: October 13, 2004

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

### II. CASE INFORMATION

Case No. H37163-005	RWQCB Case No. -- NA	
Site Name: East Village Redevelopment Area (EVRDA) APN 535-125-14 (Former Hartung Property)	Site Address: 200 10th Av, San Diego, CA 92101 (refer to Section VII. to review historical addresses for the property)	
Address		Phone Number
Property Owner & Responsible Party: Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101	(619) 533-7112
Type of Case: Site Designation Program		
Agency Notification of DEH Oversight:	DTSC -- 8/13/1998	RWQCB -- 8/13/1998

### III. SITE CHARACTERIZATION AND/OR INFORMATION

Purpose of Investigation: To identify releases of hazardous substances to the subsurface.		Substances Investigated: lead, petroleum hydrocarbons	
Site Characterization Complete? Yes 3/11/2003			
Monitoring Wells Installed? No	Total Number: 0	Proper Screened Interval? NA	Number of Decommissioned Wells: 0
Range of Groundwater Levels on the Site? 40 feet below grade (estimate)		Groundwater Flow Direction: Southwest (estimate)	
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1			
Are Drinking Water Wells Affected? No		RWQCB Basin Number: 908.21- Lindbergh Hydrologic Sub Area	
Is Surface Water Affected? No		Nearest Surface Water Name: San Diego Bay	
Off-Site Beneficial Use Impacts (addresses/locations): None Identified			
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal)	Date
Soil	230 cubic yards	Copper Mountain, AZ	3/13/2003
Soil	1045 cubic yards	Otay Landfill, San Diego, CA	3/10/2003
Product/Water	2 55-gal. drums	Crosby & Overton, Long Beach, CA	3/17/2003



## Case Closure Summary Voluntary Assistance Program

### III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)

H37163-005

#### MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS

SOIL	MAXIMUM	REMAINING
Gasoline	< 1 mg/kg	< 1 mg/kg
Diesel	< 10.0 mg/kg	< 10.0 mg/kg
VOCs	< 0.1 mg/kg	< 0.1 mg/kg
Methyl-tert-butyl ether (MTBE)	< 0.005 mg/kg	< 0.005 mg/kg
TPH Extended	1140 mg/kg	< 5.0 mg/kg
TRPH	7.0 mg/kg	not analyzed
Lead	172 mg/kg	18.2 mg/kg
PAHs	0.051 mg/kg	<0.05 mg/kg

#### Comments:

The historical land uses at this corner property (11<sup>th</sup> & Island Avenues) included auto repair, manufacturing and warehousing. Features of environmental concern at the property that were investigated and mitigated included a former wastewater sump, lead and petroleum-bearing fill soil, and a subsurface concrete structure. Property mitigation, which entailed excavation and offsite disposal management, occurred between December 2002 and March 2003. All known hazardous substances were removed from the property. The property is currently developed as a multi-story parking lot with plans for slab on-grade residential housing along the northern portion of the property. The environmental consultant (EBS) has concluded that subsurface conditions at the property do not pose a significant risk to human health and do not pose a threat to the beneficial use of water resources in the area.

### IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes

Does corrective action protect public health for current land use? Yes

Case review based on current/proposed use as: Parking Structure and Residential Complex

Are there other issues DEH needs to follow up on: None Identified

Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.

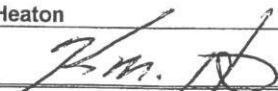
Should corrective action be reviewed if land use changes? Yes

List Enforcement Actions Taken: None

List Enforcement Actions Rescinded: None

Is this account up to date and current? Yes

### V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 11/10/2006

### VI. RWQCB NOTIFICATION

Date Submitted to RWQCB: NA – Non-Beneficial GW	RWQCB Response:
RWQCB Staff Name:	Title: Date:

### VII. ADDITIONAL COMMENTS, DATA, ETC.

APN 535-125-14 is located within Historic Block 108. Former addresses attributed to the property include: 466 11<sup>th</sup> Avenue and 1049 Island Avenue. No DEH hazardous materials permit was issued for this property.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.





# County of San Diego

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
LAND AND WATER QUALITY DIVISION  
5201 RUFFIN ROAD, SUITE C, SAN DIEGO, CA 92123  
619-338-2222/FAX 858-694-3105/1-800-253-9933  
[www.sdcountry.ca.gov/deh/lwq](http://www.sdcountry.ca.gov/deh/lwq)

RICHARD HAAS  
ASSISTANT DIRECTOR

December 12, 2005

Mr. Sergio Sandoval  
Park Terrace Development, LP  
600 B Street, Suite 2000  
San Diego, CA 92101

Mr. David Allsbrook  
Centre City Development Corporation  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

Dear Mr. Sandoval and Mr. Allsbrook:

## VOLUNTARY ASSISTANCE PROGRAM PARCEL B

PROPERTY APN 535-563-06 (PARK TERRACE) – DEH FILE NO. H37163-050  
FORMER PROPERTY APN 535-365-04, -05 & -07 (DUEA) – DEH FILE NO. H37163-043  
EAST VILLAGE REDEVELOPMENT AREA – 200 10<sup>TH</sup> AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999) which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

Please be advised that this letter does not relieve you of any liability under the California Health & Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified hazardous waste on the Property is discovered which may affect public health, safety and/or water quality, then additional property investigation and/or remediation may be required. Changes in the proposed land use may require reassessment of the Property to determine if the revised land use could result in a risk to public health.

Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued

December 12, 2005

pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.

Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,



GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:kd

Enclosure

cc: Regional Water Quality Control Board  
Mr. Christopher S. Spengler – Environmental Business Solutions  
Mr. Richard G. Oppen – Oppen & Varco, LLP

## Case Closure Summary Voluntary Assistance Program

### I. AGENCY INFORMATION

DATE: December 8, 2005

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

### II. CASE INFORMATION

Case Nos.: H37163-050 (Park Terrace) H37163-043 (Duea)	RWQCB Case No.: NA
Site Name: EVRDA VAP (535-563-06) Park Terrace	Site Address: 200 10th Av, San Diego 92101
Current Property Owner (535-563-06)/Responsible Party: Park Terrace Development LP, attn: Sergio Sandoval Former Property Owner (former APN 535-365-04, -05, & -07) Duea Responsible Party for the EVRDA Centre City Development Corporation (CCDC) Attn: David Allsbrook San Diego, CA 92101	
600 B Street, San Diego, CA 92101 (619) 544-6966 (contact through CCDC, see below) 225 Broadway Avenue, Suite 1100 (619) 533-7112	
Type of Case: Voluntary Assistance	
Agency Notification of DEH Oversight: DTSC: 12/23/2003 RWQCB: 12/23/2003	

### III. SITE CHARACTERIZATION AND/OR INFORMATION

Purpose of Investigation: To identify and mitigate hazardous substances across the property.		Substances Investigated: Burn ash, lead, petroleum hydrocarbons	
Site Characterization Complete? Yes 4/1/2004			
Monitoring Wells Installed? Yes	Total Number: 1	Proper Screened Interval? Yes	Number of Decommissioned Wells: 1
Range of Groundwater Levels on the Site? 20 to 28 feet bgs (estimated)		Groundwater Flow Direction: Southwest (estimated)	
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1			
Are Drinking Water Wells Affected? No		RWQCB Basin Number: 908.22-Chollas Hydrologic Sub Area	
Is Surface Water Affected? No		Nearest Surface Water name: San Diego Bay (>2000 Feet)	
Off-Site Beneficial Use Impacts (addresses/locations): None			
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal)	Date
Soil	2209 Tons	Landfill (Class 1)	10/4/2004
Soil	9 Tons	Landfill (Class 1)	3/22/2005
Soil	5633.61 Tons	Landfill (Class 3)	9/24/2004

# **Case Closure Summary** **Voluntary Assistance Program**

## **III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)**

**H37163-050**

### **MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS**

	MAXIMUM	REMAINING
<b>SOIL</b>		
Polynuclear Aromatic Hydrocarbons (PAHs)	= 5 mg/kg	< 0.101 mg/kg
Gasoline	< 10 mg/kg	< 10 mg/kg
Diesel	= 200 mg/kg	< 10 mg/kg
TPH Extended	= 62 mg/kg	NA
Dioxin (2,3,7,8-TCDD)	= 22.8 mg/kg	NA
Lead (Total)	3100 mg/kg	39.7 mg/kg
Lead (STLC)	= 89 mg/l	NA
VOCs	= 0.00225 mg/kg	NA

### **WATER**

Polynuclear Aromatic Hydrocarbons (PAHs)	= 17.4 ug/l	= 17.4 ug/l
Gasoline	< 50 ug/l	< 50 ug/l
Diesel	= 5 ug/l	= 5 ug/l
Benzene	< 0.3 ug/l	< 0.3 ug/l
Toluene	= 16 ug/l	= 16 ug/l
Ethyl benzene	< 0.3 ug/l	< 0.3 ug/l
Xylene (individual isomers or total)	= 3 ug/l	= 3 ug/l
Naphthalene	= 11 ug/l	= 11 ug/l
Tetrachloroethylene	= 2.3 ug/l	= 2.3 ug/l
Chloroform	= 2.4 ug/l	= 2.4 ug/l
1,2 Dichloroethane	= 2.3 ug/l	= 2.3 ug/l

NA = Not Analyzed

### **Comments:**

The property owner, Park Terrace Development LP, is constructing a 14-story residential/commercial complex (Park Terrace) with 3 levels of subterranean parking. The current property parcel number is APN 535-563-06 and is located within the East Village Redevelopment Area (EVRDA) – Ballpark District. CCDC is the responsible party for all environmental issues within the EVRDA and DEH is the lead agency for the EVRDA under the State's (Cal EPA) Site Designation Program.

The Park Terrace complex is located on property formerly identified as City Historical Block No. 134. Former property owners included SDG&E (535-365-01, -02, -03, & -06), Duea (535-365-04, -05, & -07), and former City ROW (11<sup>th</sup> Avenue). Environmental issues associated with the former SDG&E property were managed and closed (April 7, 2000) under DEH File No. H32310-003. Environmental issues associated with the former Duea property were managed under DEH File No. H37163-043. The mitigation of hazardous substances on the subject Park Terrace property has fully resolved all environmental issues previously identified on the former Duea property.

Subsurface investigations of the ParkTerrace property identified lead-impacted soil and burn ash within the property boundaries. An estimated 7850 tons of contaminated soil, including a cistern and two historic water wells (possible seepage pits), were excavated on the property, characterized, and subsequently transported to licensed disposal facilities. No known quantity of residual soil contamination remains on the property with the exception that sidewall samples collected along the perimeter of the property indicated elevated (>40 mg/kg) lead concentrations at isolated locations.

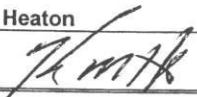
**Case Closure Summary**  
**Voluntary Assistance Program**

**IV. CLOSURE**

H37163-050

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes
Does corrective action protect public health for current land use? Yes Case review based on current/proposed use as: Residential
Are there other issues DEH needs to follow up on?: No
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.
Should corrective action be reviewed if land use changes? Yes
List Enforcement Actions Taken: None
List Enforcement Actions Rescinded: None
Is this account up to date and current? Yes

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 12/8/2005

**VI. RWQCB NOTIFICATION**

Date Submitted to RWQCB: NA - VAP Case	RWQCB Response: NA - Non-Beneficial GW	
RWQCB Staff Name: -	Title: -	Date: -

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

1) MW-1 was destroyed by SDG&E under DEH permit (W99709) in April 2001. 2) NPDES Permit No. CAG919001 issued to Park Terrace Development LP by the San Diego RWQCB for the discharge of groundwater (construction dewatering) to the City storm drain.
---

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



# County of San Diego

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
LAND AND WATER QUALITY DIVISION

P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(619) 338-2222 FAX (619) 338-2377  
1-800-253-9933

RICHARD HAAS  
ASSISTANT DIRECTOR

June 22, 2004

RECEIVED

JUN 23 2004

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

EBS  
SCS Engineers Co

Dear Mr. Allsbrook:

VOLUNTARY ASSISTANCE PROGRAM - DEH FILE NO. H37163-025  
PROPERTY APN 535-116-03, -04, -05, -06 & -07 (FORMER JAEGER PROPERTY)  
EAST VILLAGE REDEVELOPMENT AREA - 200 10TH AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999), which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

Please be advised that this letter does not relieve you of any liability under the California Health & Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified hazardous waste on the Property is discovered which may affect public health, safety and/or water quality, then additional property investigation and/or remediation may be required. Changes in the proposed land use may require reassessment of the Property to determine if the revised land use could result in a risk to public health.

Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.

Mr. David Allsbrook

- 2 -

June 22, 2004

Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,

A handwritten signature in black ink, appearing to read "G. McCandleless", written in a cursive style.

GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:kd

Enclosure

cc: Regional Water Quality Control Board  
Mr. Christopher S. Spengler, Environmental Business Solutions  
Mr. Richard G. Opper, Opper & Varco, LLP



## Case Closure Summary

### Voluntary Assistance Program

#### I. AGENCY INFORMATION

DATE: June 14, 2004

Agency Name: County of San Diego, Dept. of Environmental Health (DEH)	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

#### II. CASE INFORMATION

Case No. H37163-025		
Site Name: East Village Redevelopment Area (EVRDA): APN 535-116-03, -04, -05, -06, & -07 (Former Jaeger Property)		
Site Address: 200 10 <sup>th</sup> Avenue, San Diego, CA		
Property Owner: City of San Diego attn: City Manager	Address: City Administration Building 202 C Street – 9 <sup>th</sup> Floor San Diego, CA 92101	Phone: (619) 691-5031
Responsible Party: Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	Address: 225 Broadway Avenue, Suite 1100 San Diego, CA 92101	Phone: (619) 533-7112
Type of Case: Voluntary assistance case located within the EVRDA and administered by DEH under the Cal-EPA Site Designation Process		
RWQCB/DTSC Notification of DEH Oversight: DTSC – 10/8/1998 RWQCB – 10/8/1998		

#### III. SITE CHARACTERIZATION AND/OR INFORMATION

Purpose of Investigation: Historical operations resulted in the release of lead and petroleum hydrocarbons to the subsurface environment.		Substances Investigated: Gasoline (Leaded), Waste Oil, Heavy Metals	
Site Characterization Complete? Yes – 4/12/2004			
Monitoring Wells Installed? Yes	Total Number: 1	Proper Screened Interval? Yes	Number of Decommissioned Wells: 1
Groundwater Levels on the Site? 24.75 feet below surface grade (estimated)		Groundwater Flow Direction: Southwest (estimated)	
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1			
Are Drinking Water Wells Affected? No		RWQCB Basin Number: 908.21-Lindbergh Hydrologic Sub Area	
Is Surface Water Affected? No		Nearest Surface Water: San Diego Bay (>1000 feet)	
Off-Site Beneficial Use Impacts (addresses/locations): None			
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)		Date
TANK(S)	1	NA	10/17/2000
Soil	2179	Cubic Yards	6/12/2001
Soil	592	Cubic Yards	3/21/2001
Soil	28	Cubic Yards	2/27/2002
Soil	190	Cubic Yards	2/9/2004



## Case Closure Summary Voluntary Assistance Program

### III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)

H37163-025

#### MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS

	MAXIMUM	REMAINING
<b>SOIL</b>		
Gasoline	= 1300 mg/kg	= 1300 mg/kg
TPH Extended	= 6710 mg/kg	= 6710 mg/kg
TRPH	= 14000 mg/kg	< 10 mg/kg
Benzene	= 1.1 mg/kg	< 0.05 mg/kg
Toluene	= 5 mg/kg	< 0.05 mg/kg
Ethyl benzene	= 37 mg/kg	= 37 mg/kg
Xylene (individual isomers or total)	= 69 mg/kg	= 69 mg/kg
Lead	= 963 mg/kg	= 29.7 mg/kg
VOCs	= 338.9 mg/kg	not analyzed
<b>WATER</b>		
Gasoline	= 63100 ug/l	= 63100 ug/l
TPH Extended	= 63100 ug/l	= 63100 ug/l
Benzene	= 4320 ug/l	= 4320 ug/l
Toluene	= 16800 ug/l	= 16800 ug/l
Ethyl benzene	= 1940 ug/l	= 1940 ug/l
Xylene (individual isomers or total)	= 10860 ug/l	= 10860 ug/l
VOCs	= 36681 ug/l	= 36681 ug/l

#### Comments:

The principal land uses of concern that operated at or adjacent to the property included vehicle and farm equipment services. Prior to building and property demolition in August 2000 the primary features of environmental concern were: concrete patches, unknown subsurface features, storm water sumps, and an offsite gasoline release from the adjacent parcel to the north (611 Island Ave). Subsequent subsurface investigations narrowed the environmental concerns to the following: a gasoline/waste oil release from a historical UST (DEH File No. H39356-001), the presence of burn ash including numerous burn ash pits, and elevated concentration of lead, hydrocarbons and PAHs in shallow soil across the property.

Mitigation efforts resulted in the excavation of all known hazardous substances (lead above background concentration – 35 mg/kg) and the offsite disposal management of approximately 2770 cubic yards of contaminated soil. An estimated 218 cubic yards excavated from the property was reused: 190 cubic yards under a concrete slab at the property and 28 cubic yards at EVRDA Tailgate Park. The environmental consultant (EBS) has concluded that subsurface conditions at the Property do not pose a significant risk to human health and do not pose a threat to the beneficial use of water resources in the area.

### IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes

Does corrective action protect public health for current land use? Yes

Case review based on current/proposed use as: Hotel

Are there other issues DEH needs to follow up on:

Review report of the soil exported offsite in accordance with Master Workplan Amendment No. 4.

Site Management Requirements:

Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.

Should corrective action be reviewed if land use changes? Yes

List Enforcement Actions Taken: None

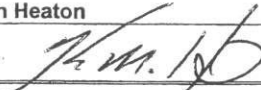
List Enforcement Actions Rescinded: None

Is this account up to date and current? Yes

**Case Closure Summary**  
**Voluntary Assistance Program**

**V. LOCAL AGENCY REPRESENTATIVE DATA**

H37163-025

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 6/21/2004

**VI. RWQCB NOTIFICATION**

Date Submitted to RWQCB: NA - Non-Beneficial GW	RWQCB Response:	
RWQCB Staff Name:	Title:	Date:

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

The property (APN 535-116-03,-04,-05,-06 & -07) was located within City Historical Block 112. The following address has been identified with former businesses on this property: 430 7<sup>th</sup> Avenue 411-416 6<sup>th</sup> Avenue. A DEH hazardous materials establishment No. H02922 was previously assigned to the former David's Produce Co. (416 6<sup>th</sup> Avenue). This Case Closure Summary incorporates the findings/actions associated with the unauthorized release of gasoline/waste oil from a 550-gallon UST (DEH File No. H39356-001).

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



# County of San Diego

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(619) 338-2222 FAX (619) 338-2088  
1-800-253-9933  
www.sdcdeh.org

RICHARD HAAS  
ASSISTANT DIRECTOR

June 22, 2004

Mr. Irwin J. Jaeger  
Irwin J. Jaeger Trust  
P.O. Box 6946  
Beverly Hills, CA 90212

RECEIVED

JUN 28 2004

EES  
SCS Engineers Co

Dear Mr. Jaeger:

UNDERGROUND STORAGE TANK (UST) PROGRAM  
UNAUTHORIZED RELEASE FILE NO. H39356-001  
430 7<sup>th</sup> AVENUE, SAN DIEGO, CA 92101

This letter confirms the completion of corrective actions associated with the underground storage tank formerly located at the above-referenced location.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the corrective actions were carried out in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code. Please contact Jim Schuck at (619) 338-2908 if you have questions regarding this matter.

Sincerely,

GARY W. ERBECK, Director  
Department of Environmental Health  
Site Assessment and Mitigation Program

GWE:JCS:kd

Enclosure

cc: Regional Water Quality Control Board  
Allan Patton, SWRCB, UST Cleanup Fund Program  
David Allsbrook, CCDC  
Christopher S. Spengler, EBS

WP/H39356-001-604CLO

# Case Closure Summary

## Leaking Underground Fuel Storage Tank Program

### I. AGENCY INFORMATION

DATE: June 14, 2004

Agency Name: County Of San Diego, Dept. of Environmental Health (DEH)	Address: P.O. BOX 129261
City/State/Zip: SAN DIEGO, CA 92112-9261	Phone: (619) 338-2222      FAX: (619) 338-2377
Responsible Staff Person: Jim Schuck	Title: Environmental Health Specialist

### II. CASE INFORMATION

Site Facility Name: : East Village Redevelopment Area (EVRDA): APN 535-116-07 (Former Jaeger Property)				
Site Facility Address: 430 7 <sup>th</sup> Avenue, San Diego, Ca 92101				
RB LUSTIS Case No: NA	Local Case No: H39356-001	LOP Case No: N/A		
URF Filing Date: 10/17/2000	SWEEPS No: N/A			
<b>Responsible Parties</b>		<b>Address</b>		<b>Phone Number</b>
Irwin J. Jaeger Trust Attn: Irwin J. Jaeger		P.O. Box 6946 Beverly Hills, CA 90212		310-553-1666
<b>Tank No.</b>	<b>Size in Gal.</b>	<b>Contents</b>	<b>Status</b>	<b>Date</b>
T001	550 Gallons	Gasoline & Waste Oil	Closed By Removal	10/17/2000

### III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause Release: Spill, Substance Released From UST		Substance Released: Gasoline (Leaded), Waste Oil	
Site Characterization Complete: Yes		Date Approved By Oversight Agency: 4/12/2004	
Monitoring Wells Installed? No	Number: 0	Proper Screened Interval? NA	
Highest GW Depth B.G. Surface: 24.75 (estimated)	Lowest Depth: 24.75 (estimated)	Flow Direction: Southwest (estimated)	
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1			
Are Drinking Water Wells Affected? No		Aquifer Name: 908.21-Lindbergh Hydrologic Sub Area	
Is Surface Water Affected? No		Nearest SW name: San Diego Bay	
Off-Site Beneficial Use Impacts (addresses/locations): NA			
Report(s) on file? YES		Where Is Report(s) Filed? County Of San Diego, Environmental Health	
<b>TREATMENT AND DISPOSAL OF AFFECTED MATERIAL</b>			
<b>Material</b>	<b>Amount (Include Units)</b>	<b>Action (Treatment or Disposal)</b>	<b>Date</b>
Tank(s)	1 NA	Recycled	10/17/2000
Soil	27.2 Cubic Yards	Disposed (Otay Landfill)	6/12/2001
Soil	232 Cubic Yards	Treat Offsite (TPS, Adelanto)	1/6/2004
Soil	50 Cubic Yards	Fill Soil (At Property)	2/9/2004

**Case Closure Summary**  
Leaking Underground Fuel Storage Tank Program

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)**

H39356-001

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS		
	MAXIMUM	REMAINING
<b>SOIL</b>		
Gasoline	= 1300 mg/kg	= 1300 mg/kg
TPH Extended	= 6710 mg/kg	= 6710 mg/kg
Benzene	= 1.1 mg/kg	< 0.05 mg/kg
Toluene	= 5 mg/kg	< 0.05 mg/kg
Ethyl benzene	= 37 mg/kg	= 37 mg/kg
Xylene (individual isomers or total)	= 69 mg/kg	= 69 mg/kg
VOCs	= 338.9 mg/kg	Not Analyzed
Lead	= 31.1 mg/kg	Not Analyzed
<b>WATER</b>		
Gasoline	= 7030 ug/l	= 7030 ug/l
Benzene	= 15 ug/l	= 15 ug/l
Toluene	= 14 ug/l	= 14 ug/l
Ethyl benzene	= 110 ug/l	= 110 ug/l
Xylene (individual isomers or total)	= 350 ug/l	= 350 ug/l

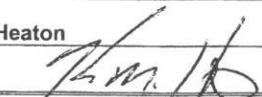
**Comments:**

A 550-gallon UST was encountered during a subsurface investigation of the property for redevelopment. On October 17, 2000, this UST was excavated and transported offsite for recycling. Odorous and petroleum-stained soil was noted beneath the former UST. Laboratory analysis confirmed the presence of gasoline and waste oil in selected soil samples. By letter, dated November 20, 2000, DEH notified the property owner of the unauthorized release from the UST and of their responsibility to implement corrective actions. The petroleum release impacted groundwater beneath the former UST, but there was no evidence of liquid-phase hydrocarbons present in the subsurface. The extent of impacts to soil and groundwater were adequately defined at the site. A total 259 cubic yards of petroleum-impacted soil was excavated for offsite disposal management and 50 cubic yards was excavated for onsite reuse as fill soil. An estimated 200 cubic yards of petroleum-impacted soil remain at depths greater than 13 feet below grade in the vicinity of the former UST. EBS, the environmental consultant, has concluded that the residual petroleum impacts at the site do not pose a significant risk to human health and do not pose a threat to the known beneficial uses of water resources in the area.

**IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Yes		
Case oversight completed based upon the following site use: Commercial – Hotel		
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.		
Should corrective action be reviewed if land use changes? Yes		
Monitoring Wells Decommissioned: No	Number Decommissioned: 0	Number Retained: 0
List Actions Taken: None		
List Enforcement Actions Rescinded: None		

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 6/21/2004

**VI. RWQCB NOTIFICATION**

Date Submitted to RB: NA – Nonbeneficial Use Groundwater Basin	RB Response:	
RWQCB Staff Name:	Title:	Date:

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

The site investigation and mitigation presented in this Case Closure Summary is specific the petroleum release associated with the former UST located on 535-116-07. During the same time period, the entire property (APN 535-116-03 thru -07) was investigated and mitigated for other constituents of concern by CCDC for the Ballpark redevelopment – this effort was regulated by DEH under File No. H37163-025.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



# County of San Diego

GARY ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
LAND AND WATER QUALITY DIVISION

P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(619) 338-2222 FAX (619) 338-2377  
1-800-253-9933

RICHARD HAAS  
ASSISTANT DIRECTOR

April 6, 2000

Ms. Jackie McHugh  
San Diego Gas and Electric  
P.O. Box 1831  
San Diego, CA 92112-4150

Dear Ms. McHugh:

VOLUNTARY ASSISTANCE PROGRAM CASE H32310-003  
NORTHERN PORTION OF SDG&E STATION A, SAN DIEGO CA  
BLOCKS 132, 148, 149, 150 AND PORTIONS OF BLOCKS 133, 134, 135

The site remediation information submitted to this agency by the IT Group, describing the site characterization and mitigation activities at the above-referenced location, has been reviewed following guidance from the Regional Water Quality Control Board. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is the position of this office that **no further action is required at this time.**

Please be advised that this letter does not relieve San Diego Gas and Electric of any liability under the California Health and Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified contamination is discovered which may affect public health, safety and/or water quality, additional site assessment and cleanup may be necessary.

Changes in the proposed use of the above site may require reevaluation to determine if the change will pose a risk to public health.

Thank you for your efforts in resolving this matter. Please contact David Felix of the Site Assessment and Mitigation Program, at (619) 338-2258, if you require additional assistance.

Sincerely,

CHRIS GONAVAR, Chief  
Land and Water Quality Division

CG:DF:kf

Enclosure

cc: Regional Water Quality Control Board  
Kyle Rheubottom - The IT Group  
Ken Rowland - Semptra

# **Case Closure Summary** Non-LOP or Voluntary Assistance Program

## **I. AGENCY INFORMATION**

**DATE: 4-6-00**

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261	
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222	FAX: (619) 338-2377
DEH Staff Person: David Felix	Title: Project Manager	

## **II. CASE INFORMATION**

<b>Case No. H32310-003</b>		
Site Name: North Portion of SDG&E Station A		
Site Address: 45 9 <sup>th</sup> Avenue, San Diego, CA This case includes blocks 132, 148, 149, 150 and portions of blocks 133, 134, 135.		
Property Owner: San Diego Gas and Electric Attn: Jackie McHugh	Address: P.O. Box 1831 San Diego, CA 92112-4150	Phone: 619 696-2476
Responsible/Requesting Party : same	Address:	Phone:
Type of Case: Non-Tank Case		
RWQCB notification of DEH Oversight: 5-21-96 (for case H32310-002).		

## **III. SITE CHARACTERIZATION AND/OR INFORMATION**

Cause and Type of Contamination: PAH's from "lamp black briquettes" stored on block 149. Minor amount of lead in soil on block 132; probably from junkyard on site 1900 to 1923.				
Site Characterization complete? Yes				
Monitoring Wells Installed?	No wells for VAP case	Total Number: -	Proper Screened Interval? N/A	Number of decommissioned wells: N/A
Range of groundwater levels on the site? Not determined - estimated at 12 to 20 feet.				Groundwater Flow Direction: SW
Most Sensitive Current Use: No beneficial uses				
Are Drinking Water Wells Affected?		No	RWQCB Basin Number: 908.21 Lindbergh Hydrologic Sub Area	
Is Surface Water Affected?		No	Nearest Surface Water name: San Diego Bay 2000 feet southwest	
Off-Site Beneficial Use Impacts (addresses/locations): none				
<b>TREATMENT AND DISPOSAL OF AFFECTED MATERIAL</b>				
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)		Date
Soil	30 yds	Treatment - TPA Adelanto, CA		1-10-00

Non-LOP - Underground Storage Tank Oversight handled outside the LOP  
Non-Tank - Voluntary Assistance Program



# Case Closure Summary

## Non-LOP or Voluntary Assistance Program

### III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)

H32310-003

#### MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS -- BEFORE AND AFTER CLEANUP

Contaminant	Soil (ppm)		Water (ppm)		Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)	<10	<10	<1	<1	Benzene, Ethyl benzene, Xylene	N/A	N/A	<0.005	<0.005
TPH (Diesel)	<10	<10	<1	<1	Toluene	N/A	N/A	0.030	0.030
Benzo(a)pyrene	2.4	<0.04	<0.0001	<0.0001	TCE	N/A	N/A	<0.005	<0.005
Naphthalene	64500	<0.04	N/A	N/A	1,1,1 TCA	N/A	N/A	<0.005	<0.005
Lead	148	148	N/A	N/A					

Comments: Area was used by SDG&E for sheet metal work, carpentry work, blacksmithing, production of manufactured gas, storage of manufactured gas, storage of manufactured gas waste products and for vehicle parking/ fueling/repairs. Non-UST contamination on these blocks was below the cleanup targets set by SDG&E. Nonetheless, 30 yards of soil was excavated from block 149 to remove residue left by "manufactured gas plant briquette" storage.

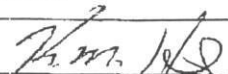
The values in the table above are from areas of the site that are not impacted by UST releases. See LUST case files H36432-001, H36432-002, H13946-002, H36431-001 and H13946-001 for details on the leaky tank cases.

The lead values were found on block 132. They are below industrial soil PRG (1000 mg/kg) and close to the California residential PRG (130 mg/kg). There was no cleanup.

### IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan?	Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?	Yes
Does corrective action protect public health for current land use?	Yes
Case review based on proposed use as: portion of baseball field, commercial buildings, underground parking, and street.	
Are there other issues DEH needs to follow up on: There are presently two open LUST cases on the seven blocks included in this case; H36431-001 on block 148 and H36432-002 on block 150. Contamination from these tanks extends beyond the property lines; it will be remediated by SDG&E as required. Assessment for this VAP case was done only on land owned and used by SDG&E. None of the "non tank" contamination is known to extend under the adjacent streets. This closure applies only to identified problems on the SDG&E property. If contamination is identified during construction grading on SDG&E property, SDG&E has agreed to open new VAP/LOP cases as required. If contamination is found below streets during construction grading, CCDC will be named RP until actual responsibility can be established.	
Site Management Requirements:	See statement above
Should corrective action be reviewed if land use changes?	See statement above
List Enforcement Actions Taken:	None
List Enforcement Actions Rescinded:	None
Is this account up to date and current?:	Yes

### V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Kevin Heaton	Title: Senior Hydrogeologist Land and Water Quality Division
Signature: 	Date: 4/8/2000

### VI. RWQCB NOTIFICATION

Date Submitted to RWQCB: Not submitted	RWQCB Response:	
RWQCB Staff Name:	Title:	Date:

### VII. ADDITIONAL COMMENTS, DATA, ETC.

The only significant non-tank contamination, and the only cleanup, occurred on block 149. Contamination from underground storage tanks is present on blocks 148 and 150; cleanup it is being handled under the LOP.

This case pertains to a portion of the area that was originally included in Voluntary Assistance case H32310-002. At the request of Sempra Energy, it was separated from the original case to allow more rapid closure of the majority of the area. None of the seven blocks in this case needed remediation, although some cleanup was done on one of the blocks. The remaining portion of the original case (blocks 156 and 157) will be handled separately as case H32310-002. Two separate cases will be opened to address hydrocarbon contamination that is present in the vicinity of the intersection of 9<sup>th</sup> Street and Imperial Ave.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.





# County of San Diego

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
LAND AND WATER QUALITY DIVISION

P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(619) 338-2222 FAX (619) 338-2377  
1-800-253-9933

RICHARD HAAS  
ASSISTANT DIRECTOR

August 25, 2004

RECEIVED

AUG 26 2004

EBS  
SCS Engineers Co

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

Dear Mr. Allsbrook:

VOLUNTARY ASSISTANCE PROGRAM - DEH FILE NO. H37163-053  
PROPERTY APN 535-376-01 (FORMER SDG&E STATION A PROPERTY)  
EAST VILLAGE REDEVELOPMENT AREA - 200 10TH AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999) which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

Please be advised that this letter does not relieve you of any liability under the California Health & Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified hazardous waste on the Property is discovered which may affect public health, safety and/or water quality, then additional property investigation and/or remediation may be required. Changes in the proposed land use may require reassessment of the Property to determine if the revised land use could result in a risk to public health.

Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.

Mr. David Allsbrook

- 2 -

August 25, 2004

Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,



GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:kd

Enclosure

cc: John Anderson, Regional Water Quality Control Board  
Mr. Christopher S. Spengler, Environmental Business Solutions  
Mr. Richard G. Opper, Opper & Varco, LLP  
Mr. Ken Rowland, Sempra Energy Utilities

## Case Closure Summary Voluntary Assistance Program

### I. AGENCY INFORMATION

DATE: August 20, 2004

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

### II. CASE INFORMATION

Case No. H37163-053	RWQCB Case No. – NA	
Property Name: East Village Redevelopment Area (EVRDA) APN 535-376-01 (Former SDG&E "Station A" Property)	Property Address: 200 10th Ave, San Diego, CA 92101 (refer to Section VII. to review historical addresses for the property)	
Address		Phone Number
Responsible Party: Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101	(619) 533-7112
Property Owner: City of San Diego attn: City Manager	City Administration Building 202 C Street – 9 <sup>th</sup> Floor San Diego, CA 92101	(619) 691-5031
Type of Case: Site Designation Program		
Agency Notification of DEH Oversight:	DTSC – 8/13/1998	RWQCB – 8/13/1998

### III. SITE CHARACTERIZATION AND/OR INFORMATION

Purpose of Investigation: To identify releases of hazardous substances to the subsurface.		Hazardous Substances Investigated: burn ash, fuel oil, lead	
Site Characterization Complete? Yes 3/18/2004			
Monitoring Wells Installed? No	Total Number: 0	Proper Screened Interval? NA	Number of Decommissioned Wells: NA
Range of Groundwater Levels on the Site? 13 to 16 feet (estimated)		Groundwater Flow Direction: Southwest (estimated)	
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1			
Are Drinking Water Wells Affected? No		RWQCB Basin Number: 908.22-Chollas Hydrologic Sub Area	
Is Surface Water Affected? No		Nearest Surface Water Name: San Diego Bay	
Off-Site Beneficial Use Impacts (addresses/locations): None Identified			

# Case Closure Summary Voluntary Assistance Program

H37163-053

## SOIL MANAGEMENT

### Temporary On-Site Storage of EVRDA Soils on Property

Source	Amount
BIP-8	12,600 cubic yards
BIP-10	4,500 cubic yards
Palm Tree	500 cubic yards
SDG&E	1,000 cubic yards
EVS	1,113 cubic yards
Utility Trenches	1,100 cubic yards

### Removed from Property and Reused Soil in Other Areas of EVRDA

Source	Amount	Location	Dates
BIP-8	700 cubic yards	Park in the Park	10/20/2003
BIP-10	4,500 cubic yards	Park in the Park	10/20/2003
Palm Tree	500 cubic yards	Park in the Park	10/20/2003
EVS	1,113 cubic yards	13 <sup>th</sup> Street Right-of-Way	12/19/2003
Utility Trenches	1,000 cubic yards	Park in the Park	10/20/2003

### Reused East Village Soils on the Property

Source	Amount
BIP-8	11,900 cubic yards
APNs (535-375-03 & -04 & 535-602-02)	18 cubic yards
APNs (535-601-05, -06, & -09)	169 cubic yards

### Removed from the Property and Disposed Outside of the EVRDA

Source	Amount	Location	Dates
SDG&E	1,000 Cubic Yards	Otay Landfill, San Diego	09/30/2003

## MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS

SOIL	MAXIMUM	REMAINING
Diesel	= 397 mg/kg	< 10.0 mg/kg
Gasoline	< 10.0 mg/kg	< 10.0 mg/kg
TPH Extended	= 860 mg/kg	<10.0 mg/kg
Lead	= 149 mg/kg	= 148 mg/kg
PNAs	= 13.54 mg/kg	< 0.5 mg/kg
VOCs	< 0.02 mg/kg	< 0.02 mg/kg
<b>WATER</b>		
PNAs	< 0.01 mg/l	< 0.01 mg/l
VOCs	< 0.1 mg/l	< 0.1 mg/l

### Comments:

From around 1900 to 1923, the southwestern quarter of the property was used as a junkyard. From 1923 to 1969, a 6-million cubic foot capacity gas holder (aboveground tank) was operated by SDG&E. This tank was removed around 1969. The foundation of the former tank remains and consists of a reinforced concrete pad that is laid over concrete piles. In 1996, SDG&E had the site investigated and no contamination was identified. The consultant for CCDC, EBS has concluded based on their knowledge of the site and adjacent sites there is likely:

- Lead concentration may exceed 40 mg/kg in areas; and
- Since there was no investigation by SDG&E beneath the former 6-million cubic foot gas holder, there may be some impacts below the concrete foundation associated with the soils an old piping.

Due to the site location and its accessibility, it was used as temporary storage area for soils excavated at various areas of the EVRDA. Ultimately, the soils were reused on the property, within the EVRDA, or outside the EVRDA at Otay Landfill (1000 cubic yards).

A total of 11,900 cubic yards of potentially impacted soil and an additional 187 cubic yards of burn ash impacted soil remains on the property above the concrete pad. The environmental consultant, EBS has concluded that the subsurface conditions at the property do not pose a significant risk to human health or pose a threat to the beneficial uses of the water resources in the area.

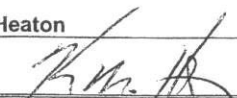
**Case Closure Summary**  
**Voluntary Assistance Program**

**H37163-053**

**IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes
Does corrective action protect public health for current land use? Yes
Case review based on current/proposed use as: Asphalt Surfaced Parking Lot (Tailgate Park)
Are there other issues DEH needs to follow up on: None Identified
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.
Should corrective action be reviewed if land use changes? Yes
List Enforcement Actions Taken: None
List Enforcement Actions Rescinded: None
Is this account up to date and current? Yes

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 8/25/2004

**VI. RWQCB NOTIFICATION**

Date Submitted to RWQCB: NA – Non-Beneficial GW	RWQCB Response:	
RWQCB Staff Name:	Title:	Date:

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

<p>The property was previously identified as City Historical Block No. 132. The property was a part of the seven block SDG&amp;E Station A operation which operated throughout the 1900s. Addresses associated with Station A included 45 9<sup>th</sup> Avenue, 114 10<sup>th</sup> Avenue, 150 10<sup>th</sup> Avenue, 250 10<sup>th</sup> Avenue, 900 L Street, 1100 L Street, and 175 11<sup>th</sup> Street. On April 6, 2000, DEH issued a "closure" letter for the majority of SDG&amp;E's Station A property including the subject property. This closure summary and associated letter is issued to account for the waste management activities which occurred on the property since the previous DEH closure letter.</p>
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This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



# County of San Diego

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
LAND AND WATER QUALITY DIVISION  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(619) 338-2222 FAX (619) 338-2377  
1-800-253-9933

RICHARD HAAS  
ASSISTANT DIRECTOR

August 17, 2004

RECEIVED

AUG 23 2004

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

EBS  
SCS Engineers Co

Dear Mr. Allsbrook:

VOLUNTARY ASSISTANCE PROGRAM - DEH FILE NO. H37163-036  
PROPERTY APN 535-375-02, -04 (FORMER STEVEN KING PROPERTY)  
EAST VILLAGE REDEVELOPMENT AREA - 200 10TH AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999), which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

Please be advised that this letter does not relieve you of any liability under the California Health & Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified hazardous waste on the Property is discovered which may affect public health, safety and/or water quality, then additional property investigation and/or remediation may be required. Changes in the proposed land use may require reassessment of the Property to determine if the revised land use could result in a risk to public health.

Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.

Mr. David Allsbrook

- 2 -

August 17, 2004

Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,

A handwritten signature in black ink, appearing to read "G. McCandleless", written in a cursive style.

GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:kd

Enclosure

cc: Regional Water Quality Control Board  
Christopher S. Spengler, Environmental Business Solutions  
Richard G. Opper, Opper & Varco, LLP



## Case Closure Summary Voluntary Assistance Program

### I. AGENCY INFORMATION

DATE: August 13, 2004

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222      FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

### II. CASE INFORMATION

Case No. H37163-036	RWQCB Case No. – NA				
Site Name: East Village Redevelopment Area (EVRDA) APN 535-375-02,-04 (Former Steven King Property)	Site Address: 200 10th Av, San Diego, CA 92101 (refer to Section VII. for historical addresses)				
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%; border-bottom: 1px solid black; text-align: center;">Address</td> <td style="width: 40%; border-bottom: 1px solid black; text-align: center;">Phone Number</td> </tr> <tr> <td style="border: none;">           Property Owner &amp; Responsible Party:            Redevelopment Agency of the City of San Diego            attn: David Allsbrook            Centre City Development Corporation         </td> <td style="border: none; text-align: center;">           225 Broadway Avenue, Suite 1100            San Diego, CA 92101              (619) 533-7112         </td> </tr> </table>		Address	Phone Number	Property Owner & Responsible Party: Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101  (619) 533-7112
Address	Phone Number				
Property Owner & Responsible Party: Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101  (619) 533-7112				
Type of Case: Site Designation Program					
Agency Notification of DEH Oversight:      DTSC – 8/13/1998      RWQCB – 8/13/1998					

### III. SITE CHARACTERIZATION AND/OR INFORMATION

Purpose of Investigation: To identify releases of hazardous substances to the subsurface.	Substances Investigated: burn ash, fuel oil								
Site Characterization Complete? Yes    12/24/2003									
Monitoring Wells Installed? No	Total Number: 1    Proper Screened Interval? NA    Number of Decommissioned Wells: 1								
Range of Groundwater Levels on the Site? 15-18 feet (estimated)    Groundwater Flow Direction: Southwest (estimated)									
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1									
Are Drinking Water Wells Affected? No	RWQCB Basin Number: 908.22-Chollas Hydrologic Sub Area								
Is Surface Water Affected? No	Nearest Surface Water Name: San Diego Bay								
Off-Site Beneficial Use Impacts (addresses/locations): None Identified									
<b>TREATMENT AND DISPOSAL OF AFFECTED MATERIAL</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 15%; border-bottom: 1px solid black;">Material</td> <td style="width: 30%; border-bottom: 1px solid black;">Amount (Include Units)</td> <td style="width: 45%; border-bottom: 1px solid black;">Action (Treatment or Disposal)</td> <td style="width: 10%; border-bottom: 1px solid black;">Date</td> </tr> <tr> <td style="border: none;">Soil</td> <td style="border: none;">7 cubic yards</td> <td style="border: none;">Reused as Fill on 535-376-01 (P5)</td> <td style="border: none;">12/18/03</td> </tr> </table>		Material	Amount (Include Units)	Action (Treatment or Disposal)	Date	Soil	7 cubic yards	Reused as Fill on 535-376-01 (P5)	12/18/03
Material	Amount (Include Units)	Action (Treatment or Disposal)	Date						
Soil	7 cubic yards	Reused as Fill on 535-376-01 (P5)	12/18/03						



**Case Closure Summary**  
**Voluntary Assistance Program**

**III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)**

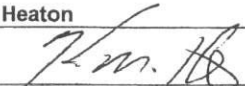
**H37163-036**

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS	MAXIMUM	REMAINING
No Soil/Water Samples Collected		
<p><b>Comments:</b></p> <p>Past land use/features of potential concern for the property included a 1960s automatic laundry facility, a truck repair facility, and a wastewater sump. Two USTs, a 2000-gal gasoline and a 550-gal diesel, were excavated and removed under DEH permit on September 23, 1987 – there was no indication of soil or groundwater contamination, however no environmental samples were collected for analysis. Subsequently (April 1994), as part of future development investigation, the City constructed a groundwater monitoring well (B5) in L Street approximately 25 feet south of the two former USTs. No groundwater sampling was reported for this monitoring well. This monitoring well was abandoned under DEH permit on April 16, 2003.</p> <p>During the facility reconnaissance (EBS, March 30, 1998) there was no indication of the disposal of hazardous substances to the wastewater sump. During construction (Tailgate Park) grading (12/2003 to 2/2004) there was no obvious indications of releases. The majority of the property was observed to be covered with undocumented fill. An estimated 7 cubic yards of burn ash and debris was excavated on the property and reused as fill on 535-376-01. There is no known contamination remaining on the property beneath the subgrade of Tailgate Park, however the undocumented fill beneath the subgrade is suspected to contain elevated concentrations of lead. The property is now fully developed as a surfaced parking lot. The environmental consultant (EBS) has concluded that subsurface conditions at the property do not pose a significant risk to human health and do not pose a threat to the beneficial use of water resources in the area.</p>		

**IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes
Does corrective action protect public health for current land use? Yes
Case review based on current/proposed use as: Asphalt Surfaced Parking Lot (Tailgate Park)
Are there other issues DEH needs to follow up on: None Identified
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.
Should corrective action be reviewed if land use changes? Yes
List Enforcement Actions Taken: None
List Enforcement Actions Rescinded: None
Is this account up to date and current? Yes

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 8/17/2006

**VI. RWQCB NOTIFICATION**

Date Submitted to RWQCB: NA – Non-Beneficial GW	RWQCB Response:	
RWQCB Staff Name:	Title:	Date:

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

APN 535-375-02 & -04 are located within Historic Block 131. Former addresses attributed to the property include: 1300 L Street (King Transportation) and 201-221 13 <sup>th</sup> Street. A DEH hazardous materials establishment No. H05584 was issued to King Transportation.
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This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



# County of San Diego

GARY W. ERBECK  
DIRECTOR

## DEPARTMENT OF ENVIRONMENTAL HEALTH LAND AND WATER QUALITY DIVISION

P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(619) 338-2222 FAX (619) 338-2377  
1-800-253-9933

RICHARD HAAS  
ASSISTANT DIRECTOR

August 17, 2004

RECEIVED

AUG 23 2004

EES

SCS Engineers Co

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

Dear Mr. Allsbrook:

VOLUNTARY ASSISTANCE PROGRAM - DEH FILE NO. H37163-037  
PROPERTY APN 535-375-03 (FORMER COBB FAMILY TRUST PROPERTY)  
EAST VILLAGE REDEVELOPMENT AREA - 200 10TH AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999), which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

Please be advised that this letter does not relieve you of any liability under the California Health & Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified hazardous waste on the Property is discovered which may affect public health, safety and/or water quality, then additional property investigation and/or remediation may be required. Changes in the proposed land use may require reassessment of the Property to determine if the revised land use could result in a risk to public health.

Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.

Mr. David Allsbrook

- 2 -

August 17, 2004

Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,

A handwritten signature in black ink, appearing to read "G. McCandleless", written in a cursive style.

GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:kd

Enclosure

cc: Regional Water Quality Control Board  
Christopher S. Spengler, Environmental Business Solutions  
Richard G. Opper, Opper & Varco, LLP

# **Case Closure Summary** Voluntary Assistance Program

## **I. AGENCY INFORMATION**

**DATE: August 12, 2004**

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

## **II. CASE INFORMATION**

Case No. H37163-037	RWQCB Case No. - NA	
Site Name: East Village Redevelopment Area (EVRDA) APN 535-375-03 (Former Cobb Family Trust Property)	Site Address: 200 10th Av, San Diego CA 92101 (refer Section VII. for historical addresses)	
Address		Phone Number
Property Owner & Responsible Party: Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101	(619) 533-7112
Type of Case: Site Designation Program		
Agency Notification of DEH Oversight:	DTSC - 8/13/1998	RWQCB - 8/13/1998

## **III. SITE CHARACTERIZATION AND/OR INFORMATION**

Purpose of Investigation: To identify releases of hazardous substances to the subsurface.		Hazardous Substances Investigated: burn ash, fuel oil	
Site Characterization Complete? Yes 12/23/2003			
Monitoring Wells Installed? No	Total Number: 0	Proper Screened Interval? NA	Number of Decommissioned Wells: 0
Range of Groundwater Levels on the Site? 11 to 18 feet (estimated)		Groundwater Flow Direction: Southwest (estimated)	
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1			
Are Drinking Water Wells Affected? No		RWQCB Basin Number: 908.22 Chollas Hydrologic Sub Area	
Is Surface Water Affected? No		Nearest Surface Water Name: San Diego Bay	
Off-Site Beneficial Use Impacts (addresses/locations): None Identified			
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal)	Date
Soil	6 cubic yards	Reused as Fill on 535-376-01 (P5)	12/18/03
Tank (s)	1 - 280 gallon	Recycled - AMR, Ontario, CA	7/7/1999
Product/Water	1- 55 gal drum	Treated at Demenno Kerdoon, Los Angeles	6/7/1999

## Case Closure Summary Voluntary Assistance Program

### III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)

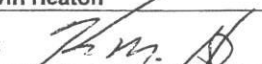
H37163-037

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS	MAXIMUM	REMAINING
<b>SOIL</b>		
Gasoline	< 10 mg/kg	< 10 mg/kg
Diesel	< 10 mg/kg	< 10 mg/kg
TPH Extended	< 100 mg/kg	< 100 mg/kg
Benzene	< 0.005 mg/kg	< 0.005 mg/kg
Toluene	< 0.005 mg/kg	< 0.005 mg/kg
Ethyl benzene	= 0.3 mg/kg	= 0.3 mg/kg
Xylene (individual isomers or total)	< 0.01 mg/kg	< 0.01 mg/kg
Methyl-tert-butyl ether (MTBE)	< 0.025 mg/kg	< 0.025 mg/kg
<p><b>Comments:</b></p> <p>Past land use/features of potential concern for the property included a paints and building materials store and storage facility. On July 7, 1999 a 280-gallon UST which reportedly contained heating oil, was excavated and removed from the property under DEH Permit. Analysis of environmental samples identified no evidence of a release to the subsurface. Subsurface investigation (Geocon, July 2002) indicated only variable amounts of burn ash, bricks, and metallic debris in the upper two to five feet of soil with no indications of other hazardous substance release(s). During construction (Tailgate Park) grading (12/2003 to 2/2004) there was no obvious indications of releases. Approximately two-thirds of the property was covered with approximately four to five feet of undocumented fill material. The fill material contained building debris, bricks, glass, and various household debris. No burn ash was observed during grading other than what was contained within a single trash pit on the property. An estimated 6 cubic yards of burn ash and debris from this trash pit was excavated and reused as fill on 535-376-01. There is no known contamination remaining on the property beneath the subgrade of Tailgate Park, however the undocumented fill beneath the subgrade is suspected to contain elevated concentrations of lead. The property is now fully developed as a surfaced parking lot. The environmental consultant (EBS) has concluded that subsurface conditions at the property do not pose a significant risk to human health and do not pose a threat to the beneficial use of water resources in the area.</p>		

### IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes
Does corrective action protect public health for current land use? Yes
Case review based on current/proposed use as: Asphalt Surfaced Parking Lot (Tailgate Park)
Are there other issues DEH needs to follow up on: None Identified
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.
Should corrective action be reviewed if land use changes? Yes
List Enforcement Actions Taken: None
List Enforcement Actions Rescinded: None
Is this account up to date and current? Yes

### V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 8/17/2006

**Case Closure Summary**  
**Voluntary Assistance Program**

**VI. RWQCB NOTIFICATION**

**H37163-037**

Date Submitted to RWQCB: NA – Non-Beneficial GW	RWQCB Response:	
RWQCB Staff Name:	Title:	Date:

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

APN 535-375-03 is located within Historic Block 131. Former addresses attributed to the property include: 1303-1347 K Street and 242 14<sup>th</sup> Street. A DEH hazardous materials establishment No. H38686 was issued to the Violet E. Cobb Estate for the removal of one UST in July 1999.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.





# County of San Diego

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
LAND AND WATER QUALITY DIVISION

P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(619) 338-2222 FAX (619) 338-2377  
1-800-253-9933

RICHARD HAAS  
ASSISTANT DIRECTOR

August 17, 2004

RECEIVED

AUG 23 2004

EBS

SCS Engineers Co

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

Dear Mr. Allsbrook:

VOLUNTARY ASSISTANCE PROGRAM - DEH FILE NO. H37163-008  
PROPERTY APN 535-601-01,-04,-05,-06,-07,-09, & -10 AND APN 535-602-01  
FORMER SQUIRES BELT MATERIALS PROPERTY  
EAST VILLAGE REDEVELOPMENT AREA - 200 10TH AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999), which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

Please be advised that this letter does not relieve you of any liability under the California Health & Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified hazardous waste on the Property is discovered which may affect public health, safety and/or water quality, then additional property investigation and/or remediation may be required. Changes in the proposed land use may require reassessment of the Property to determine if the revised land use could result in a risk to public health.

Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.



Mr. David Allsbrook

- 2 -

August 17, 2004

Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,



GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:kd

Enclosure

cc: Regional Water Quality Control Board  
Christopher S. Spengler, Environmental Business Solutions  
Richard G. Oppen, Oppen & Varco, LLP

# **Case Closure Summary** Voluntary Assistance Program

## **I. AGENCY INFORMATION**

**DATE: August 13, 2004**

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

## **II. CASE INFORMATION**

Case No. H37163-008	RWQCB Case No. – NA	
Site Name: East Village Redevelopment Area (EVRDA) APN 535-601-01, -04,-05, -06, -07, -09, & -10 and APN 535-602-01 (Former Squires Belt Materials Property)	Site Address: 200 10th Av, San Diego, CA 92101 (refer to Section VII. to review historical addresses for the property)	
<u>Address</u>		<u>Phone Number</u>
Property Owner & Responsible Party: Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101	(619) 533-7112
Type of Case: Site Designation Program		
Agency Notification of DEH Oversight:	DTSC – 8/13/1998	RWQCB – 8/13/1998

## **III. SITE CHARACTERIZATION AND/OR INFORMATION**

Purpose of Investigation: To identify releases of hazardous substances to the subsurface.		Substances Investigated: burn ash, diesel, gasoline	
Site Characterization Complete? Yes 9/10/2003			
Monitoring Wells Installed? Yes	Total Number: 1	Proper Screened Interval? Yes	Number of Decommissioned Wells: 1
Range of Groundwater Levels on the Site? 9.5 Feet (measured)		Groundwater Flow Direction: Southwest (estimated)	
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1			
Are Drinking Water Wells Affected? No		RWQCB Basin Number: 908.22-Chollas Hydrologic Sub Area	
Is Surface Water Affected? No		Nearest Surface Water Name: San Diego Bay	
Off-Site Beneficial Use Impacts (addresses/locations): None Identified			
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal)	Date
piping	100 feet	recycled	11/18/2002
tank(s)	1	recycled	11/18/2002
tank(s)	1	recycled	7/6/2004
tank(s)	1	recycled	6/26/1986
soil	169 cubic yard	reused at 535-376-01 (P5 Parcel)	2/11/2003

## Case Closure Summary Voluntary Assistance Program

### III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)

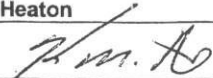
H37163-008

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS	MAXIMUM	REMAINING
<b>SOIL</b>		
Diesel	= 5650 mg/kg	= 5650 mg/kg
Gasoline	< 10.0 mg/kg	< 10.0 mg/kg
Benzene	< 0.005 mg/kg	< 0.005 mg/kg
Toluene	< 0.005 mg/kg	< 0.005 mg/kg
Ethyl benzene	< 0.005 mg/kg	< 0.005 mg/kg
Xylene (individual isomers or total)	< 0.005 mg/kg	< 0.005 mg/kg
Methyl-tert-butyl ether (MTBE)	< 0.005 mg/kg	< 0.005 mg/kg
<b>WATER</b>		
Diesel	= 250 ug/l	= 250 ug/l
<p><b>Comments:</b></p> <p>The principal land uses at the property included motor vehicle fueling/service (eight historical USTs) and the storage of building materials. Two USTs (535-601-09 &amp; -10) were removed in 1986 which resulted in the discovery of a diesel release (H02585-001) which after corrective action was closed by DEH by letter dated January 6, 1989. One groundwater monitoring well was constructed (June 1988) in support of the 1986 release investigation, tested, and subsequently abandoned in April 1989.</p> <p>Site investigation work conducted in November 2002 revealed backfill material which indicated the former location of five historic USTs at 535-601-09. An estimated 400 cubic yards of petroleum-impacted soil remains in the vicinity of the five former USTs at 535-601-09. Also in November 2002, an in-place 2000-gallon diesel UST was uncovered at 535-602-01. This UST was removed under DEH permit and analytical results of soil samples collected under the UST indicated no release of hazardous substances.</p> <p>The November 2002 site investigation and the more recent (October 2003 to March 2004) construction of Tailgate Park revealed extensive areas of undocumented fill, burn ash, and trash pits across the property. All suspect-contaminated soil above the subgrade of Tailgate Park was excavated and reused as fill material on the property (south of 535-601-09), the westside of 13<sup>th</sup> Avenue (between L Street and Imperial Avenue), and on 535-376-01. An estimated 1443 cubic yards (1307 cubic yards on Parcel 601 &amp; 136 cubic yards on Parcel 602-01) of burn ash and trash pit debris remain in the subsurface.</p> <p>The property is now fully developed as a surfaced parking lot. The environmental consultant (EBS) has concluded that subsurface conditions at the property do not pose a significant risk to human health and do not pose a threat to the beneficial use of water resources in the area.</p>		

### IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes
Does corrective action protect public health for current land use? Yes
Case review based on current/proposed use as: Asphalt Surfaced Parking Lot (Tailgate Park)
Are there other issues DEH needs to follow up on: None Identified
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.
Should corrective action be reviewed if land use changes? Yes
List Enforcement Actions Taken: None
List Enforcement Actions Rescinded: None
Is this account up to date and current? Yes

### V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Kevin Heaton	Title: Senior Hydrogeologist
Signature: 	Date: 8/17/2004

**Case Closure Summary**  
**Voluntary Assistance Program**

**VI. RWQCB NOTIFICATION**

**H37163-008**

Date Submitted to RWQCB: NA – Non-Beneficial GW	RWQCB Response:	
RWQCB Staff Name:	Title:	Date:

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

APN 535-601-01, -04, -05, -06, -07, -09, & -10 are located within Historic Block 151 and APN 535-602-01 is located within Historic Block 152. Former addresses attributed to the property include: 149 12<sup>th</sup> Avenue (Squires-Belt Materials), 198 13<sup>th</sup> Street, 1220-1226 National Avenue, 1201-3 National Avenue, 1202 Imperial Avenue and 115-125 12<sup>th</sup> Avenue. A DEH hazardous materials establishment No. H02585 was issued to Squires-Belt Materials.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



# County of San Diego

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
LAND AND WATER QUALITY DIVISION

P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(619) 338-2222 FAX (619) 338-2377  
1-800-253-9933

RICHARD HAAS  
ASSISTANT DIRECTOR

RECEIVED

AUG 23 2004

EDS

SCS Engineers Co

August 17, 2004

Mr. David Allsbrook  
Redevelopment Agency of the City of San Diego  
225 Broadway Avenue, Suite 1100  
San Diego, CA 92101

Dear Mr. Allsbrook:

VOLUNTARY ASSISTANCE PROGRAM - DEH FILE NO. H37163-048  
PROPERTY APN 535-601-08 (FORMER GORDON T. FROST PROPERTY)  
EAST VILLAGE REDEVELOPMENT AREA - 200 10TH AVENUE, SAN DIEGO

On September 24, 1998, the California Environmental Protection Agency (Cal-EPA), pursuant to authority provided in the California Health & Safety Code, designated the County of San Diego, Department of Environmental Health (DEH) as the Administering Agency for the investigation and remediation of hazardous waste releases within the 26-block East Village Redevelopment Area (EVRDA) in downtown San Diego. On September 15, 1998, the Executive Officer of the San Diego Regional Water Quality Control Board concurred with the designation of DEH as the Administering Agency for the EVRDA.

On September 16, 1999, DEH approved the Master Work Plan (July 30, 1999), which was developed by the Redevelopment Agency of the City of San Diego (RDA) in cooperation with all affected parties, for the establishment of the procedures, policies, and standards used to guide the investigation, remediation, and environmental review of properties throughout the EVRDA.

DEH has completed review of the applicable environmental reports, which provide a comprehensive account of all investigation, remediation, and soil management activities implemented at the Property referenced above. With the provision that the information provided to DEH was an accurate representation of Property conditions, it is the position of this office that **no further action at the Property is required at this time.**

Please be advised that this letter does not relieve you of any liability under the California Health & Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified hazardous waste on the Property is discovered which may affect public health, safety and/or water quality, then additional property investigation and/or remediation may be required. Changes in the proposed land use may require reassessment of the Property to determine if the revised land use could result in a risk to public health.

Please be further advised that the Master Work Plan specifies that DEH intends to issue a Certificate of Completion to the responsible parties (RDA and San Diego Gas & Electric Co., as applicable) upon determination that permanent remedies for the all known hazardous substance releases within the 26-block EVRDA have been accomplished. This Certificate will be issued pursuant to Section 25264(b) of the California Health & Safety Code and may impose property conditions, restrictions, and/or environmental monitoring requirements that will need to be satisfied.

Mr. David Allsbrook

- 2 -

August 17, 2004

Thank you for your consistent cooperation with this office. Please contact Mr. Jim Schuck of DEH at (619) 338-2908, if you have any questions concerning this letter or other issues within the 26-block EVRDA.

Sincerely,

A handwritten signature in black ink, appearing to read "G. McCandleless", written in a cursive style.

GEORGE McCANDLESS, Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

GM:JCS:kd

Enclosure

cc: Regional Water Quality Control Board  
Christopher S. Spengler, Environmental Business Solutions  
Richard G. Oppen, Oppen & Varco, LLP

## Case Closure Summary Voluntary Assistance Program

### I. AGENCY INFORMATION

DATE: August 12, 2004

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222      FAX: (619) 338-2377
DEH Staff Person: Jim Schuck	Title: Environmental Health Specialist

### II. CASE INFORMATION

Case No. H37163-048	RWQCB Case No. - NA				
Site Name: East Village Redevelopment Area (EVRDA) APN 535-601-08 (Former Gordon T. Frost Property)	Site Address: 200 10th Av, San Diego, CA 92101 (refer to Section VII. for historical addresses)				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Address</th> <th style="width: 30%;">Phone Number</th> </tr> </thead> <tbody> <tr> <td> <b>Property Owner &amp; Responsible Party:</b>  Redevelopment Agency of the City of San Diego  attn: David Allsbrook  Centre City Development Corporation </td> <td> 225 Broadway Avenue, Suite 1100  San Diego, CA 92101    (619) 533-7112 </td> </tr> </tbody> </table>		Address	Phone Number	<b>Property Owner &amp; Responsible Party:</b> Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101  (619) 533-7112
Address	Phone Number				
<b>Property Owner &amp; Responsible Party:</b> Redevelopment Agency of the City of San Diego attn: David Allsbrook Centre City Development Corporation	225 Broadway Avenue, Suite 1100 San Diego, CA 92101  (619) 533-7112				
Type of Case: Site Designation Program					
Agency Notification of DEH Oversight:      DTSC: 11/24/1998      RWQCB: 11/24/1998					

### III. SITE CHARACTERIZATION AND/OR INFORMATION

Purpose of Investigation: To identify releases of hazardous substances to the subsurface.	Hazardous Substances Investigated: No hazardous substances found on the property.
Site Characterization Complete? Yes	
Monitoring Wells Installed? No	Total Number: 0
Proper Screened Interval? NA	Number of Decommissioned Wells: 0
Range of Groundwater Levels on the Site? 10 - 12.5 (estimated)	Groundwater Flow Direction: Southwest (estimated)
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1	
Are Drinking Water Wells Affected? No	RWQCB Basin Number: 908.22-Chollas Hydrologic Sub Area
Is Surface Water Affected? No	Nearest Surface Water Name: San Diego Bay
Off-Site Beneficial Use Impacts (addresses/locations): None Identified	
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL	
Material	Amount (Include Units)
Action (Treatment or Disposal)	
Date	
No Waste Generated	



**Case Closure Summary**  
**Voluntary Assistance Program**

**III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)**

H37163-048

**MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS**

**MAXIMUM**

**REMAINING**

No Contaminants Identified

**Comments:**

The principal land uses at the property included a former blacksmith shop and a warehouse for construction material. Pre-demolition environmental inspection (November 1998, Kahl Environmental) identified no evidence at the property to suggest hazardous substances had been released to the subsurface. Post-demolition property grading work (December 2003) did not identify any evidence of burn ash or slag on this property. There were no environmental samples collected on this property for laboratory analysis. During the construction grading for Tailgate Park, uncharacterized soil from APN 535-376-01 and APN 535-375-02,-04 was graded offsite to the south (former L Street) and possibly to a portion of the subject property. The property is now fully developed as a surfaced parking lot.

**IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes

Does corrective action protect public health for current land use? Yes

Case review based on current/proposed use as: Asphalt Surfaced Parking Lot (Tailgate Park)

Are there other issues DEH needs to follow up on: None Identified

**Site Management Requirements:**

Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.

Should corrective action be reviewed if land use changes? Yes

List Enforcement Actions Taken: None

List Enforcement Actions Rescinded: None

Is this account up to date and current? Yes

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: Kevin Heaton

Title: Senior Hydrogeologist

Signature: 

Date:

8/17/2004

**VI. RWQCB NOTIFICATION**

Date Submitted to RWQCB: NA – Non-Beneficial GW

RWQCB Response:

RWQCB Staff Name:

Title:

Date:

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

Former addresses attributed to the property included: 1285 L Street (former blacksmith shop) and 149 12<sup>th</sup> Avenue (Squires-Belt Materials). A DEH hazardous materials establishment No. H02585 was issued to Squires-Belt Materials. Property located on Historical Block 151.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.